1 Introduction and background

1.1 The London Borough of Camden (the 'Council') has prepared a review of its adopted Local Plan 2017. The Submission Draft Camden Local Plan 2025 ('SDCLP') sets out the Council's vision for future development in Camden for the next 15 years to 2041 and includes the planning policies and site allocations to achieve this. It identifies how many new residential units and jobs are required to support Camden's population, and where and how the Council considers they should be provided. The SDCLP includes policies on social inclusion, inequality, environment, climate change and sustainable neighbourhoods.

1.2 Policy H4 (Maximising the supply of affordable housing) indicates how the Council proposes to meet the needs of households unable to access market housing, whilst Policy H8 (Housing for older people, homeless people and other people with care or support requirements) indicates how the Council will seek to meet needs of people who require varying forms of supported housing. As well as older people and homeless people, Policy H8 seeks to address a broad range of support requirements, including support relating to mental health, learning disabilities, looked-after children, care-experienced young adults, people at risk of domestic violence, people with alcohol/ drug dependencies, and people leaving prison.

1.3 Both Policies H4 (part B.8) and H8 (part D) of the SDCLP indicate that the Council may seek affordable housing to meet the specific needs of older people or other people with care or support requirements as a proportion of the additional affordable housing provision from the largest developments (typically those involving 100 homes or more). These provisions essentially carry forward and slightly modify elements of the adopted Camden Local Plan 2017 (Policy H4 clause f and the paragraph in Policy H8 following clause e), which indicate that the Council may seek affordable housing for older people or people with support needs as part or all of the affordable housing contribution from developments with capacity for 25 additional homes.

1.4 There are existing examples of developments in Camden that involve affordable housing with care or support as part of a larger market-led development. These include:

- a facility for older people at Roseberry Mansions, completed in 2012 as part of the King's Cross Central development approved in outline in 2007; and
- a learning disabilities facility at 19-37 Highgate Road, Kentish Town, completed in 2025 alongside 42 open market homes, permitted in its current form in 2023.

1.5 Paragraph 32 of the National planning Policy Framework 2024 ('NPPF') indicates that policy-making should be underpinned by evidence that is relevant, up-to-date, proportionate, focused, and takes account of market signals. Paragraph 36 further indicates that a test of the 'soundness' of plans is whether they are justified by proportionate evidence. Planning Practice Guidance ('PPG') adds that to plan for housing, authorities should use evidence to prepare a viability assessment to ensure that policies are realistic and the total cost of all relevant policies is not of a scale that will make the plan undeliverable (ID: 61-039-20190315) while requirements for developer contributions should be assessed for viability at the plan-making stage (ID: 61-048-20190315).

1.6 Having regard to this national policy and guidance, the Council commissioned a financial viability study to consider the ability of developments to accommodate the SDCLP policies alongside other Development Plan policies (including London Plan policies) and prevailing rates of Community Infrastructure Levy ('CIL') in the adopted Charging Schedule. The London Borough of Camden Local Plan Review Viability Study was published for consultation alongside the Submission Draft Camden Local Plan in April 2025.

1.7 Affordable housing with care or support will be subject to similar constraints on rents and values as other forms of affordable housing for low cost rent. Care/support services are funded directly by the Council as part of its social care function, so the provision of these services would have no bearing on the Registered Provider's operating costs. Substituting affordable housing with care or supported housing would not have a significant impact on the financial viability of development as the amount a registered provider would pay the developer would be broadly the same as for general needs rented

affordable housing. However, providing supported housing would involve a modest additional element of floor area that is not income-generating to accommodate communal or support facilities (such as shared lounges, assisted bathing, staff office space, staff overnight space etc.). Consequently, supported housing was not considered as a core part of the Viability Study published in April 2025.

1.8 Nevertheless, a number of responses to the consultation on the SDCLP raised the inclusion of affordable housing with care or support as a potential viability issue, notably the Greater London Authority ('the GLA'). The Council has consequently commissioned us to undertake an assessment of the viability of provision of affordable housing with care or support as an alternative to general needs affordable housing on larger development sites as envisaged by emerging Policies H4 (part B.8) and H8 (part D). This testing forms part of the evidence to support the SDCLP and supplements the 'London Borough of Camden Local Plan Review Viability Study – Regulation 19 Update' report dated April 2025 ('LPRVS').

1.9 This note outlines the results of our additional high level testing of the impact on the viability and deliverability of affordable housing with care or support as an alternative to other forms of affordable housing within the four largest development typologies tested in the Viability Study published in April 2025. We have tested this policy requirement alongside the cumulative impact of the other policy requirements in the SDCLP and other Development Plan policies (including the London Plan), Section 106 obligations and prevailing rates of Borough and Mayoral CIL in the adopted Charging Schedules. This approach satisfies the requirements of the NPPF, the NPPG the RICS Guidance Note 'Assessing viability in Planning under the National Planning Policy Framework for England (2021)' and the Local Housing Delivery Group guidance 'Viability Testing Emerging Local Plans: Advice for planning practitioners' (June 2012).

1.10 The viability analysis in this study provides a high level understanding of the viability of potential development sites in the context of the cumulative impact of the Council's SDCLP policies. It should be noted that some sites may require more detailed site and scheme specific viability analysis when they come forward through the development management process. In line with the requirements of the NPPF and NPPG, it will be up to applicants to demonstrate to the Council whether particular circumstances justify the need for a viability assessment at the application stage.

2 Typologies tested

Selection of the types of housing with care and support tested

2.1 The SDCLP identifies a range of groups of people requiring affordable housing with care and support (also known as supported living or supported housing) in paragraphs 7.239 to 7.252. These include older people, people requiring mental health support, people with learning disabilities, children and young people, and homeless adults. Many of these groups are also encompassed by the requirements of paragraph 63 in the NPPF.

2.2 Paragraphs 7.239 to 7.252 of the SDCLP also indicate the types of provision that the Council envisages for these groups, which would generally take the form of cluster flats with communal space (such as shared resident lounges) and staff support space. Those SDCLP paragraphs indicate the scale of individual facilities anticipated for most groups, which ranges from 4-6 flats (plus communal/ staff space) per facility for residents with learning disabilities to 30-40 flats (plus communal/ staff space) per 'Extra Care' facility aimed primarily at older people. These scales are consistent with the Council's experience of new-build provision of this form of development in the Borough. Examples include a 5-flat learning disabilities facility in a block also providing 42 open market flats completed in 2025 (19-37 Highgate Road, Kentish Town) and a standalone 38-flat Extra Care facility completed in 2020 (43 Crogsland Road, Camden Town).

2.3 Given that these recently delivered schemes represent the opposite ends of the range of facilities the Council envisages delivering in terms of scale, and that detailed plans were available for them and that smaller schemes are unlikely to be cost-effective in terms of the care costs per resident, the Council recommended that the viability testing should be based on two types of facility as follows:

- a cluster of six flats broadly modelled on the learning disabilities facility at 19 37 Highgate Road; and
- a cluster of 35 flats broadly modelled on the Extra Care facility at 43 Crogsland Road (but with some scaling-down of communal/ staff provision since the Crogsland Road facility also provides a day centre for the use of the wider community as well as the occupiers).

Selection of development typologies tested with and without the inclusion of affordable housing with care or support

2.4 The SDCLP indicates in Policy H4 part B.8 and Policy H8 part D that the Council may seek affordable housing to meet the specific needs of older people, or other people with care or support requirements, as a proportion of the additional affordable housing provision from the largest developments involving housing (typically those providing 100 homes or more). The Camden Local Plan viability studies published in January 2024 and August 2025 considered four residential typologies involving 100 or more additional homes, identified as Resi 13 to Resi 16, and ranging from 135 to 575 additional homes.

2.5 We have assumed that the supported living and extra care units are all provided as 56 sq m 1 bedroom flats with a gross to net floor area ratio of 60% to account for the space provided as communal facilities and to accommodate support staff. This results in a displacement of more than a like for like replacement of units in the schemes where the original unit mixes of the typologies are not amended, i.e. circa 2 units in the supported living scenarios and circa 14 units in the extra care scenarios.

2.6 Accordingly, we set out a summary in Table 2.6.1 of the four Typologies (T13-T16) that we have amended to accommodate the housing with care or support units for the purposes of testing the emerging policy.

Table 2.6.1: Development typologies including affordable housing with care or support

Typology No.	Number of units	Dev Density (units per ha)	Net Dev Area (ha)
Resi 13 and Supported Living	127 Flats and 6 Supported Living Units	128	1.04
Resi 14 and Supported Living	142 Flats and 6 Supported Living Units	543	0.27
Resi 15 and Supported Living	192 Flats and 6 Supported Living Units	693	0.29
Resi 16 and Supported Living	567 Flats and 6 Supported Living Units	198	2.88
Resi 13 and Extra Care	86 Flats and 35 Extra Care Units	117	1.04
Resi 14 and Extra Care	101 and 35 Extra Care Units	499	0.27
Resi 15 and Extra Care	151 and 35 Extra Care Units	651	0.29
Resi 16 and Extra Care	526 and 35 Extra Care Units	195	2.88

2.7 Given that the outputs from testing the impact on the largest residential Typologies (13 to 16) indicate that the inclusion of an element of housing with care or support would have a modest impact on the viability of these typologies, both we and the Council considered that at this stage, there would not be merit in undertaking further testing of the viability of including housing with care or support as part of the development of strategic sites, as such testing would not provide any additional useful information.

3 Methodology

3.1 Our methodology follows standard development appraisal conventions and the standard methodology set out in the PPG. It is also consistent with the methodology adopted in the LPRVS. This study utilises the residual land value ('RLV') method of calculating the value of the development typologies and strategic sites tested. This method is used by developers when determining how much to bid for

land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for the site.

3.2 In order to assess whether a development scheme can be regarded as economically viable, the study compares the RLVs of the development typologies and strategic sites to either a site specific or range of benchmark land values i.e. existing use values (plus a premium), herein after referred to as benchmark land values ('BLVs'). If a development incorporating the emerging SDCLP policy requirements generates a higher RLV than the BLV, then it can be judged that these policy requirements will not adversely impact scheme viability.

4 Appraisal inputs

4.1 As this testing builds on the viability appraisal work already undertaken in the LPRVS, we have maintained consistent inputs to those adopted in these studies wherever possible and appropriate to do so. This ensures consistency in the Council's evidence base documents. The only element requiring additional information not contained within the previous testing are the assumptions adopted for the supported living and extra care units in terms of cost and values.

Supported living and extra care affordable housing tenure and values

4.2 We understand form the Council that the rental levels charged for the supported housing and extra care units are broadly in line with the London Affordable Rent ('LAR') levels we had adopted in the LPRVS, which we have summarised in Table 4.2.1.

Table 4.2.1: Summary of LARs adopted in testing

Unit Type	London Affordable Rent 2022/23 (per week)
1 Bed	£168.34

4.3 We have used our bespoke model to value the affordable supported housing and extra care units, which replicates how Registered Providers ('RPs') undertake such appraisals. This model runs cashflows for the rented tenures in Camden over a period of circa 35 years which capitalises the net rental income stream. With respect to the low-cost rented accommodation, we have adopted the gross rent for these properties based on the published LAR figures as set out above in the model. The net rent is then calculated by taking into account factors such as standard levels for individual registered providers ('RP's') management and maintenance costs; finance rates currently obtainable in the sector; allowances for voids and bad debt.

4.4 RPs are permitted to increase rents by CPI plus 1% per annum, which we have reflected in our assessment.

4.5 We would highlight that where standard affordable housing units are provided in developments, these are delivered as a mix of units in line with the Council's housing need. This is in contrast with the Supported Living and Extra Care units sought which are one bedroom units. Where smaller units are valued they drive a higher sales value per square metre (or foot) basis than larger units.

4.6 Our appraisals assume nil grant. Clearly if grant funding is made available to individual schemes over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

Build costs

4.7 The Council commissioned CDM Project Services ('CDM') to provide additional cost consultancy advice in relation to the build costs and extra over costs associated with the delivery of Typologies 13-16 including the Supported living and extra care affordable units along with extra over policy

requirements to supplement their original cost advice provided for the LPRVS. For full details and breakdown of all the costs see Appendix 1 for a copy of CDM's report.

Profit on supported living and extra care affordable

4.8 We have applied a profit of 6% of GDV as standard on all of the supported living and extra care affordable units in this testing. A lower return on these units given that they are affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. There is also likely to be Council involvement due to an identified need for the delivery of these forms of affordable housing, further supporting the likelihood of a pre-sale of these units.

Approach to testing

4.9 In order to test the impact of requiring the delivery of a proportion of the affordable housing in larger developments as supported living or extra care units, we have undertaken assessments of the four largest development typologies (Resi Typologies 13-16) previously tested with standard affordable housing, modelling the provision of the required quanta of either supported living or extra care units (6 and 35 units respectively) as the starting point for provision in the scheme. This is reflected as a percentage of the provision of affordable housing in the development. Thereafter standard affordable housing units are included in the following scenarios tested in increments of 5% over and above the initial supported living or extra care units initially tested. The standard affordable units are provided in a policy compliant tenure mix of London Affordable Rented vs intermediate rented units i.e. 60%:40% in line with Policy H4 part B.6.

4.10 As with our previous studies testing the viability of NCLP, the methodology adopted for reporting the results of this testing is a 'traffic light' system. Each page of the results show the RLV (shown in the grey boxes at the top of the page) generated by the particular typology being tested (based on the particular combination of affordable supported living or extra care units and standard affordable housing percentage (shown down the left hand column of the results), private residential sales values tested (identified in the boxes at the top of the results sheets)) and compares these RLVs to each of the four benchmark land values, (shown in the yellow boxes on the right hand side of the page as a per Ha rate). The comparison of the RLVs against a particular benchmark are shown in a series of results grids below the RLVs and the specific benchmark they are being measured against. The specific benchmark is calculated by multiplying the per Ha rate by the size of the site of the typology being tested (shown in the box at the top right and side of the results page).

- Green shading in the results grid indicates that the scheme is viable (where the residual land value is higher than the benchmark land value); and
- Red shading indicates that the scheme is unviable (where the residual land value is lower than the benchmark Land Value).

5 Analysis of results and conclusions

5.1 We set out the full results of our testing at appendices 2 to 4. The results at Appendix 2 set out our initial testing of Resi Typologies 13-16 with standard affordable housing units, whilst the results in Appendix 3 and Appendix 4 set out the result of our testing of Resi Typologies 13-16 with a proportion of the affordable housing provided as supported living or extra care units respectively.

5.2 The results of this testing broadly identify a similar picture of viability of residential development across the Borough as the testing reported in the LPRVS. We note that although a number of the development scenarios tested could viably support the full strategic affordable housing policy target, our appraisals demonstrate that there are significant variations in the percentages of affordable housing that can be provided depending on private sales values, scheme composition and benchmark land value. The results consequently do not point to any particular level of affordable housing that most schemes can viably deliver. The Council's draft Policy H4 seeks to maximise affordable housing delivery by applying the policy flexibly i.e. subject to the economics and financial viability of the development and through the application of the London Plan's Viability Threshold approach, both of

which remain an important factor.

5.3 We note that some development typologies are unviable in certain circumstances due to market factors, rather than the impact of the Council's proposed policy requirements and standards. These schemes are identified in the appraisals as being unviable at 0% affordable housing and base build costs and are generally located in the lower values areas or on higher existing uses or as a result of higher costs given the nature of the scheme. These schemes will not come forward and sites will remain in their more valuable existing uses until there are changes in market conditions i.e. an improvement in sales values by comparison to build costs or a reduction in existing use value. In this regard their current unviable status should not be taken as an indication that the Council's requirements cannot be accommodated.

5.4 The results of our scenarios testing large residential typologies including 6 supported living units identifies a de minimis impact on the viability of these developments. They show a similar outcome in terms of maximum viable level of affordable housing, with all except a few scenarios remaining in the same 5% affordable housing band. This evidence supports the Council's policy approach, as the delivery of supported living units in larger development has a nominal impact on the viability of developments.

5.5 With respect to the results of the scenarios testing the delivery of 35 extra care units in the large residential typologies, it is evident that there are a number of factors that impact on the viability of development. Firstly it should be noted that all of the extra care units are one bedroom apartments, as compared to a mix of units in the standard affordable housing scenario. This consequently results in a smaller floor area requirement for the 35 extra care units in a scheme, even accounting for the higher than usual net to gross floor area ratio requirement in comparison to 35 standard affordable housing units. This is due to the unit mix that would be sought for standard affordable homes, which drives a higher overall floor area. The extra care units are all provided as LAR units which have marginally higher rents than general needs social rented housing. However notwithstanding this, smaller units tend to drive a higher average sales value than larger units. Consequently, even though the standard affordable housing scenarios include Camden Intermediate Rent units as well as LAR units, the former of which are a more valuable tenure, given the overall larger unit sizes for affordable housing in these scenarios, this drives an overall average value on a per sq ft basis that is marginally lower than that of the smaller extra care units. As with the standard residential typologies testing, there are also impacts on scheme viability as a result of the level of private sales values achievable, benchmark land values and scheme composition. Notwithstanding this, we have observed that the results of the testing including 35 extra care units broadly reflects an overall viability picture not too dissimilar to that observed in the standard residential typology testing. The impact or opportunity cost to the viability of schemes of delivering extra care units is a change of circa 5% and no more than 10% overall affordable housing in the typologies tested.

5.6 We are aware that the Council's proposed policy approach to seeking the delivery of affordable housing for older people or other people with care or support requirements as a proportion of affordable housing provision from larger developments is not a new requirement. We understand that adopted Policy H8 (Housing for older people, homeless people and vulnerable people) requires a supply of housing for older people and others with supported housing needs from schemes in the Borough. It states that,

> *"In accordance with Policy H4 Maximising the supply of affordable housing, the Council may seek affordable housing for older people or vulnerable people as part or all of the affordable housing contribution from developments that include housing and have capacity for 25 or more additional homes. In accordance with Policy H6 Housing choice and mix, we may also support the inclusion of housing for older people or vulnerable people where housing is proposed as part of a development with a site area of 0.5 ha or greater."*

5.7 We consider that Policies H4 (part B.8) and H8 (part D) of the SDCLP are reasonable given that they reflect the Council's current practice (albeit now sought only on the largest developments involving housing of circa 100 homes or more) and that Policy H4 allows for sufficient flexibility, through the consideration by the Council of the economics and financial viability of developments. This will enable schemes to come forward with the maximum viable package of affordable housing. Removing

this requirement would significantly reduce the Council's ability to seek to meet the identified specific needs of older people, or other people with care or support requirements in the Borough, as sites where these units could have been delivered would no longer do so.

5.8 In light of the above we conclude that the requirements under Policies H4 (part B.8) and H8 (part D) of the SDCLP, which indicate that the Council may seek affordable housing to meet the specific needs of older people or other people with care or support requirements as a proportion of the additional affordable housing provision from the largest developments (typically those involving 100 homes or more) are justified and will "not undermine the deliverability of the plan" (NPPF para 35).

BNP Paribas Real Estate
February 2026

APPENDIX 1 – CDM COST ADVICE

Camden
6.10.2025

CDM
Project Services

Typologies	Units	Site area	Dwellings	Floors	Base Rate 3Q 2023	Base Rate 3Q 2023	Exterrnal works	Building Regulations 2022 and staircases	BS9991 Evacuation	Sustainability Policy	Embodied Carbon policy	Renewables offset	Biodiversity	Adaptability	Fixtures and fittings	Wheelchair homes		Comments	
	nr	hectares	dw/hectare		£/m2	£/ft2	Percentage	£/m2	£/m2	Percentage	Percentage	Percentage	Percentage	each £		each £			
Extra Care Residential Units	35	0.00	0	5	3,750	348	8%	1%	0.5%	4.50%	2.50%	0.75%	0.30%	Included in base	Communal equates to £1,000 per dwelling	5,000			
Supported Living Units	6	0.00	0	4	3,750	348	8%	1%	0.5%	4.50%	2.50%	0.75%	0.30%	included in base	£7,000	5,000			
Demolitions																			
Demolition of existing buildings					200.00													Majority of sites will be existing buildings so use £200/m2 of existing GIA or £110/m2 of site aea	

Notes
Costs are at 3rd Quarter 2023
Costs exclude , contingency, profeesional fees, VAT , NHBC , latent defects insurance and the like
Costs exclude site remediation, asbestos removal and the like
Costs exclude off site infrastructure, service upgrades, service diversions or the like
Costs exclude safeguarding habitats or species, public art , archeaology and the like
Non domestic rates include BREEAM Excellent in the base cost
Fixtures and fittings are indicated separately
Includes allowance for carbon offset payments based on May 2023 delivering net zero report
Please note percentages applied cummulatively

APPENDIX 2 – APPRAISAL RESULTS OF LOCAL PLAN TYPOLOGIES EXCLUDING SUPPORTED LIVING OR EXTRA CARE UNITS

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats			Value Area	Zone A - Zone 1 and Eastern Central Zone
No Units	135	2.70	Sales value inflation	Base
Site Area	1.04 Ha		Build cost inflation	Base
			Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,273,486	£42,800,174	£40,771,833	£40,654,201	£40,360,119	£38,595,631	£37,615,359
60% LAR : 40% CIR	5%	£47,674,710	£39,471,784	£37,451,279	£37,334,101	£37,041,156	£35,283,486	£34,307,003
60% LAR : 40% CIR	10%	£44,062,822	£36,129,583	£34,116,297	£33,999,538	£33,707,840	£31,956,255	£30,983,262
60% LAR : 40% CIR	15%	£40,427,210	£32,773,700	£30,767,024	£30,650,648	£30,359,709	£28,614,078	£27,644,282
60% LAR : 40% CIR	20%	£36,772,169	£29,404,265	£27,403,594	£27,287,567	£26,997,500	£25,257,098	£24,290,209
60% LAR : 40% CIR	25%	£33,104,193	£26,021,409	£24,026,144	£23,910,432	£23,621,150	£21,885,460	£20,921,187
60% LAR : 40% CIR	30%	£29,423,406	£22,625,263	£20,634,813	£20,519,380	£20,230,798	£18,499,304	£17,537,363
60% LAR : 40% CIR	35%	£25,729,935	£19,215,955	£17,229,734	£17,114,547	£16,826,580	£15,087,305	£14,112,766
60% LAR : 40% CIR	40%	£22,023,906	£15,793,619	£13,800,057	£13,683,329	£13,391,505	£11,640,567	£10,667,825
60% LAR : 40% CIR	45%	£18,305,444	£12,345,361	£10,335,654	£10,219,107	£9,927,739	£8,179,526	£7,208,297
60% LAR : 40% CIR	50%	£14,574,675	£8,864,875	£6,857,710	£6,741,311	£6,450,312	£4,704,324	£3,734,330

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£50,131,245	-£38,804,557	-£60,632,898	-£60,750,530	-£61,044,612	-£62,809,100	-£63,789,371
60% LAR : 40% CIR	5%	-£53,730,020	-£61,932,947	-£63,953,452	-£64,070,629	-£64,363,575	-£66,121,245	-£67,097,728
60% LAR : 40% CIR	10%	-£57,341,909	-£65,275,148	-£67,288,434	-£67,405,193	-£67,697,091	-£69,448,476	-£70,421,468
60% LAR : 40% CIR	15%	-£60,977,520	-£68,631,031	-£70,637,707	-£70,754,083	-£71,045,021	-£72,790,653	-£73,760,448
60% LAR : 40% CIR	20%	-£64,632,562	-£72,000,466	-£74,001,137	-£74,117,163	-£74,407,231	-£76,147,632	-£77,114,521
60% LAR : 40% CIR	25%	-£68,300,538	-£75,383,322	-£77,378,586	-£77,494,299	-£77,783,581	-£79,519,270	-£80,483,543
60% LAR : 40% CIR	30%	-£71,981,325	-£79,779,468	-£80,769,918	-£80,885,351	-£81,173,933	-£82,905,427	-£83,867,368
60% LAR : 40% CIR	35%	-£75,674,796	-£82,188,776	-£84,174,997	-£84,290,184	-£84,576,151	-£86,317,426	-£87,291,965
60% LAR : 40% CIR	40%	-£79,380,825	-£85,611,112	-£87,604,673	-£87,721,402	-£88,013,226	-£89,764,163	-£90,736,906
60% LAR : 40% CIR	45%	-£83,099,287	-£89,059,370	-£91,069,077	-£91,185,624	-£91,476,592	-£93,225,205	-£94,196,434
60% LAR : 40% CIR	50%	-£86,830,055	-£92,539,855	-£94,547,021	-£94,663,420	-£94,954,418	-£96,700,407	-£97,670,401

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,111,976	-£16,885,288	-£18,613,829	-£18,731,261	-£19,025,343	-£20,789,831	-£21,770,102
60% LAR : 40% CIR	5%	-£11,710,751	-£19,913,677	-£21,934,185	-£22,051,360	-£22,344,306	-£24,101,976	-£25,078,459
60% LAR : 40% CIR	10%	-£15,322,640	-£23,255,878	-£25,269,165	-£25,385,923	-£25,677,821	-£27,429,207	-£28,402,199
60% LAR : 40% CIR	15%	-£18,958,251	-£26,611,762	-£28,618,438	-£28,734,813	-£29,025,752	-£30,771,383	-£31,741,179
60% LAR : 40% CIR	20%	-£22,613,293	-£29,981,197	-£31,981,868	-£32,097,894	-£32,387,962	-£34,128,363	-£35,095,252
60% LAR : 40% CIR	25%	-£26,281,269	-£33,364,053	-£35,359,317	-£35,475,029	-£35,764,311	-£37,500,001	-£38,464,274
60% LAR : 40% CIR	30%	-£29,962,056	-£36,760,199	-£38,750,649	-£38,866,081	-£39,154,664	-£40,886,158	-£41,848,098
60% LAR : 40% CIR	35%	-£33,655,526	-£40,169,506	-£42,155,727	-£42,270,915	-£42,556,882	-£44,298,157	-£45,272,696
60% LAR : 40% CIR	40%	-£37,361,556	-£43,591,842	-£45,585,404	-£45,702,133	-£45,993,957	-£47,744,894	-£48,717,637
60% LAR : 40% CIR	45%	-£41,080,017	-£47,040,101	-£49,049,807	-£49,166,354	-£49,457,323	-£51,205,935	-£52,177,165
60% LAR : 40% CIR	50%	-£44,810,786	-£50,520,586	-£52,527,751	-£52,644,150	-£52,935,148	-£54,681,138	-£55,651,132

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,298,870	£825,559	-£1,202,782	-£1,320,415	-£1,614,497	-£3,378,985	-£4,358,256
60% LAR : 40% CIR	5%	£5,700,095	-£2,502,831	-£4,523,336	-£4,640,514	-£4,933,460	-£6,691,130	-£7,667,613
60% LAR : 40% CIR	10%	£2,088,206	-£3,845,032	-£7,858,318	-£7,975,077	-£8,266,975	-£10,018,361	-£10,991,353
60% LAR : 40% CIR	15%	-£1,547,405	-£9,200,915	-£11,207,592	-£11,323,967	-£11,614,906	-£13,360,537	-£14,330,333
60% LAR : 40% CIR	20%	-£5,202,448	-£12,570,351	-£14,571,022	-£14,687,048	-£14,977,116	-£16,717,517	-£17,684,406
60% LAR : 40% CIR	25%	-£8,870,423	-£15,953,207	-£17,948,471	-£18,064,183	-£18,353,465	-£20,089,155	-£21,053,428
60% LAR : 40% CIR	30%	-£12,551,210	-£19,349,353	-£21,339,802	-£21,455,235	-£21,743,818	-£23,475,312	-£24,437,252
60% LAR : 40% CIR	35%	-£16,244,680	-£22,758,660	-£24,744,881	-£24,860,068	-£25,146,036	-£26,887,310	-£27,861,850
60% LAR : 40% CIR	40%	-£19,950,709	-£26,180,996	-£28,174,558	-£28,291,287	-£28,583,111	-£30,334,048	-£31,306,791
60% LAR : 40% CIR	45%	-£23,669,171	-£29,629,255	-£31,638,961	-£31,755,508	-£32,046,477	-£33,795,089	-£34,766,319
60% LAR : 40% CIR	50%	-£27,399,940	-£33,109,740	-£35,116,905	-£35,233,304	-£35,524,303	-£37,270,292	-£38,240,286

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£29,880,140	£21,406,828	£19,378,487	£19,260,855	£18,966,773	£17,202,285	£16,222,013
60% LAR : 40% CIR	5%	£26,281,364	£18,078,438	£16,057,933	£15,940,755	£15,647,810	£13,890,140	£12,913,657
60% LAR : 40% CIR	10%	£22,669,476	£14,736,237	£12,722,951	£12,606,192	£12,314,294	£10,562,908	£9,589,916
60% LAR : 40% CIR	15%	£19,033,864	£11,380,354	£9,373,677	£9,257,302	£8,966,363	£7,220,732	£6,250,936
60% LAR : 40% CIR	20%	£15,378,823	£8,010,918	£6,010,247	£5,894,221	£5,604,154	£3,863,752	£2,896,863
60% LAR : 40% CIR	25%	£11,710,846	£4,628,063	£2,632,798	£2,517,086	£2,227,804	£492,114	-£472,159
60% LAR : 40% CIR	30%	£8,030,059	£1,231,916	-£758,533	-£873,966	-£1,162,549	-£2,894,042	-£3,855,983
60% LAR : 40% CIR	35%	£4,336,589	-£2,177,391	-£4,163,612	-£4,278,799	-£4,564,766	-£6,306,041	-£7,280,581
60% LAR : 40% CIR	40%	£630,560	-£5,599,727	-£7,593,289	-£7,710,018	-£8,001,841	-£9,752,779	-£10,725,522
60% LAR : 40% CIR	45%	-£3,087,902	-£9,047,986	-£11,057,692	-£11,174,239	-£11,465,207	-£13,213,820	-£14,185,049
60% LAR : 40% CIR	50%	-£6,818,671	-£12,528,471	-£14,535,636	-£14,652,035	-£14,943,034	-£16,689,023	-£17,659,016

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone A - Kings Cross Lower
No Units	135	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£51,273,486	£42,800,174	£40,771,833	£40,654,201	£40,360,119	£38,595,631	£37,615,359
60% LAR : 40% CIR	5%	£47,674,710	£39,471,784	£37,451,279	£37,334,101	£37,041,156	£35,283,486	£34,307,003
60% LAR : 40% CIR	10%	£44,062,822	£36,129,583	£34,116,297	£33,999,538	£33,707,640	£31,956,255	£30,983,262
60% LAR : 40% CIR	15%	£40,427,210	£32,773,700	£30,767,024	£30,650,648	£30,359,709	£28,614,078	£27,644,282
60% LAR : 40% CIR	20%	£36,772,169	£29,404,265	£27,403,594	£27,287,567	£26,997,500	£25,257,098	£24,290,209
60% LAR : 40% CIR	25%	£33,104,193	£26,021,409	£24,026,144	£23,910,432	£23,621,150	£21,885,460	£20,921,187
60% LAR : 40% CIR	30%	£29,423,406	£22,625,263	£20,634,813	£20,519,380	£20,230,798	£18,499,304	£17,537,363
60% LAR : 40% CIR	35%	£25,729,935	£19,215,955	£17,229,734	£17,114,547	£16,826,580	£15,087,305	£14,112,766
60% LAR : 40% CIR	40%	£22,023,906	£15,793,619	£13,800,057	£13,683,329	£13,391,505	£11,640,567	£10,667,825
60% LAR : 40% CIR	45%	£18,305,444	£12,345,361	£10,335,654	£10,219,107	£9,927,739	£8,179,526	£7,208,297
60% LAR : 40% CIR	50%	£14,574,675	£8,864,875	£6,857,710	£6,741,311	£6,450,312	£4,704,324	£3,734,330

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£50,131,245	-£56,604,557	-£60,632,898	-£60,750,530	-£61,044,612	-£62,809,100	-£63,789,373
60% LAR : 40% CIR	5%	-£53,730,020	-£61,602,947	-£63,663,402	-£64,070,629	-£64,383,575	-£66,121,240	-£67,097,728
60% LAR : 40% CIR	10%	-£57,341,909	-£65,275,148	-£67,288,434	-£67,405,193	-£67,697,091	-£69,448,476	-£70,421,468
60% LAR : 40% CIR	15%	-£60,977,520	-£68,931,031	-£70,837,707	-£70,754,083	-£71,045,021	-£72,790,633	-£73,760,448
60% LAR : 40% CIR	20%	-£64,632,562	-£72,000,466	-£74,001,137	-£74,117,163	-£74,407,231	-£76,147,632	-£77,114,521
60% LAR : 40% CIR	25%	-£68,300,538	-£75,383,322	-£77,378,586	-£77,494,299	-£77,783,581	-£79,519,270	-£80,483,543
60% LAR : 40% CIR	30%	-£71,981,325	-£78,779,468	-£80,769,918	-£80,885,351	-£81,173,933	-£82,905,427	-£83,867,368
60% LAR : 40% CIR	35%	-£75,674,796	-£82,188,776	-£84,174,997	-£84,290,184	-£84,578,151	-£86,317,426	-£87,291,965
60% LAR : 40% CIR	40%	-£79,380,825	-£85,611,112	-£87,604,673	-£87,721,402	-£88,013,226	-£89,764,163	-£90,736,906
60% LAR : 40% CIR	45%	-£83,099,287	-£89,059,370	-£91,069,077	-£91,185,624	-£91,476,992	-£93,225,205	-£94,196,434
60% LAR : 40% CIR	50%	-£86,830,055	-£92,539,855	-£94,547,021	-£94,663,420	-£94,954,418	-£96,700,407	-£97,670,401

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,111,976	-£16,585,288	-£18,613,629	-£18,731,261	-£19,025,343	-£20,789,831	-£21,770,102
60% LAR : 40% CIR	5%	-£11,740,751	-£19,913,677	-£21,924,183	-£22,041,360	-£22,344,306	-£24,101,976	-£25,078,459
60% LAR : 40% CIR	10%	-£15,322,640	-£23,255,878	-£25,269,165	-£25,385,923	-£25,677,821	-£27,429,207	-£28,402,199
60% LAR : 40% CIR	15%	-£18,958,251	-£26,611,762	-£28,618,438	-£28,734,813	-£29,025,752	-£30,771,383	-£31,741,179
60% LAR : 40% CIR	20%	-£22,613,293	-£29,981,197	-£31,981,868	-£32,097,894	-£32,387,962	-£34,128,363	-£35,095,252
60% LAR : 40% CIR	25%	-£26,281,269	-£33,364,053	-£35,359,317	-£35,475,029	-£35,764,311	-£37,500,001	-£38,464,274
60% LAR : 40% CIR	30%	-£29,962,056	-£36,760,199	-£38,750,648	-£38,866,081	-£39,154,664	-£40,886,158	-£41,848,098
60% LAR : 40% CIR	35%	-£33,655,526	-£40,169,506	-£42,155,727	-£42,270,915	-£42,558,882	-£44,298,157	-£45,272,696
60% LAR : 40% CIR	40%	-£37,361,556	-£43,591,842	-£45,585,404	-£45,702,133	-£45,993,957	-£47,744,894	-£48,717,637
60% LAR : 40% CIR	45%	-£41,080,017	-£47,040,101	-£49,049,807	-£49,166,354	-£49,457,723	-£51,205,936	-£52,177,165
60% LAR : 40% CIR	50%	-£44,810,786	-£50,520,586	-£52,527,751	-£52,644,150	-£52,935,149	-£54,681,138	-£55,651,132

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,298,870	£825,559	-£1,202,782	-£1,320,415	-£1,614,497	-£3,378,985	-£4,359,256
60% LAR : 40% CIR	5%	£5,700,095	-£2,602,851	-£4,623,336	-£4,640,514	-£4,933,460	-£6,691,130	-£7,667,613
60% LAR : 40% CIR	10%	£2,088,206	-£5,843,032	-£7,858,318	-£7,975,077	-£8,266,975	-£10,018,361	-£10,991,353
60% LAR : 40% CIR	15%	-£1,547,405	-£9,200,915	-£11,207,592	-£11,323,967	-£11,614,906	-£13,360,537	-£14,330,333
60% LAR : 40% CIR	20%	-£5,202,446	-£12,570,351	-£14,571,022	-£14,687,048	-£14,977,116	-£16,717,517	-£17,684,406
60% LAR : 40% CIR	25%	-£8,870,423	-£15,953,207	-£17,948,471	-£18,064,183	-£18,353,465	-£20,089,155	-£21,053,428
60% LAR : 40% CIR	30%	-£12,551,210	-£19,349,353	-£21,339,802	-£21,455,235	-£21,743,818	-£23,475,312	-£24,437,252
60% LAR : 40% CIR	35%	-£16,244,680	-£22,758,660	-£24,744,881	-£24,860,068	-£25,148,036	-£26,887,310	-£27,861,850
60% LAR : 40% CIR	40%	-£19,950,709	-£26,180,996	-£28,174,558	-£28,291,287	-£28,583,111	-£30,334,048	-£31,306,791
60% LAR : 40% CIR	45%	-£23,669,171	-£29,629,255	-£31,638,961	-£31,755,508	-£32,046,877	-£33,795,089	-£34,766,319
60% LAR : 40% CIR	50%	-£27,399,940	-£33,109,740	-£35,116,905	-£35,233,304	-£35,524,303	-£37,270,292	-£38,240,286

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£29,880,140	£21,406,828	£19,378,487	£19,260,856	£18,966,773	£17,202,285	£16,222,013
60% LAR : 40% CIR	5%	£26,281,364	£18,078,438	£16,057,933	£15,940,755	£15,647,810	£13,890,140	£12,913,657
60% LAR : 40% CIR	10%	£22,669,476	£14,736,237	£12,722,951	£12,606,192	£12,314,294	£10,562,908	£9,589,916
60% LAR : 40% CIR	15%	£19,033,864	£11,380,354	£9,373,677	£9,257,302	£8,966,363	£7,220,732	£6,250,936
60% LAR : 40% CIR	20%	£15,378,823	£8,010,918	£6,010,247	£5,894,221	£5,604,154	£3,863,752	£2,896,863
60% LAR : 40% CIR	25%	£11,710,846	£4,628,063	£2,632,798	£2,517,086	£2,227,804	£492,114	-£472,158
60% LAR : 40% CIR	30%	£8,030,059	£1,231,916	-£758,533	-£873,966	-£1,162,549	-£2,894,042	-£3,855,983
60% LAR : 40% CIR	35%	£4,336,589	-£2,177,391	-£4,163,612	-£4,278,799	-£4,566,766	-£6,306,041	-£7,280,581
60% LAR : 40% CIR	40%	£630,560	-£5,599,727	-£7,593,289	-£7,710,018	-£8,001,841	-£9,752,779	-£10,725,522
60% LAR : 40% CIR	45%	-£3,087,902	-£9,047,985	-£11,057,692	-£11,174,239	-£11,465,607	-£13,213,820	-£14,185,049
60% LAR : 40% CIR	50%	-£6,818,671	-£12,528,471	-£14,535,636	-£14,652,035	-£14,943,034	-£16,689,023	-£17,659,016

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone A - Kings Cross Higher
No Units	135	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£60,249,915	£51,699,063	£49,670,723	£49,553,090	£49,259,009	£47,494,521	£46,514,249
60% LAR : 40% CIR	5%	£56,202,318	£47,925,730	£45,905,225	£45,788,047	£45,495,102	£43,737,432	£42,760,948
60% LAR : 40% CIR	10%	£52,141,609	£44,138,584	£42,125,298	£42,008,539	£41,715,942	£39,965,255	£38,992,263
60% LAR : 40% CIR	15%	£48,067,909	£40,337,757	£38,331,080	£38,214,705	£37,923,766	£36,178,135	£35,208,339
60% LAR : 40% CIR	20%	£43,981,346	£36,523,377	£34,522,706	£34,406,679	£34,116,612	£32,376,211	£31,409,322
60% LAR : 40% CIR	25%	£39,882,041	£32,695,577	£30,700,313	£30,584,600	£30,295,318	£28,559,627	£27,595,355
60% LAR : 40% CIR	30%	£35,753,854	£28,854,485	£26,864,036	£26,748,603	£26,460,021	£24,728,528	£23,766,586
60% LAR : 40% CIR	35%	£31,608,208	£25,000,235	£23,014,013	£22,898,826	£22,610,858	£20,883,052	£19,923,160
60% LAR : 40% CIR	40%	£27,450,004	£21,132,953	£19,150,379	£19,035,404	£18,747,967	£17,023,343	£16,065,220
60% LAR : 40% CIR	45%	£23,279,367	£17,252,773	£15,273,271	£15,158,475	£14,871,485	£13,128,778	£12,157,549
60% LAR : 40% CIR	50%	£19,096,424	£13,359,824	£11,357,030	£11,240,631	£10,949,633	£9,203,643	£8,233,650

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£41,154,816	-£49,705,667	-£51,734,007	-£51,851,641	-£52,145,722	-£53,910,210	-£54,890,482
60% LAR : 40% CIR	5%	-£45,202,412	-£53,479,000	-£55,499,606	-£55,616,684	-£55,909,629	-£57,667,299	-£58,643,783
60% LAR : 40% CIR	10%	-£49,263,122	-£57,266,147	-£59,279,433	-£59,396,192	-£59,688,089	-£61,439,475	-£62,412,467
60% LAR : 40% CIR	15%	-£53,336,822	-£61,066,974	-£63,073,651	-£63,190,026	-£63,480,965	-£65,226,596	-£66,196,392
60% LAR : 40% CIR	20%	-£57,425,384	-£64,881,354	-£66,882,025	-£66,998,052	-£67,288,119	-£69,028,520	-£69,995,409
60% LAR : 40% CIR	25%	-£61,522,690	-£68,709,154	-£70,704,418	-£70,820,130	-£71,109,413	-£72,845,103	-£73,809,375
60% LAR : 40% CIR	30%	-£65,650,877	-£72,560,245	-£74,549,696	-£74,666,128	-£74,944,709	-£76,676,203	-£77,638,145
60% LAR : 40% CIR	35%	-£69,796,523	-£76,404,496	-£78,390,718	-£78,505,905	-£78,793,872	-£80,521,679	-£81,481,571
60% LAR : 40% CIR	40%	-£73,954,727	-£80,271,777	-£82,254,352	-£82,369,326	-£82,656,763	-£84,381,387	-£85,339,511
60% LAR : 40% CIR	45%	-£78,125,364	-£84,151,958	-£86,131,460	-£86,246,256	-£86,533,246	-£88,275,953	-£89,247,181
60% LAR : 40% CIR	50%	-£82,308,307	-£88,044,907	-£90,047,701	-£90,164,100	-£90,450,098	-£92,201,087	-£93,171,080

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£864,453	-£7,686,398	-£9,714,738	-£9,832,371	-£10,126,452	-£11,890,940	-£12,871,213
60% LAR : 40% CIR	5%	-£3,183,143	-£11,459,731	-£13,480,336	-£13,597,415	-£13,890,360	-£15,648,030	-£16,624,514
60% LAR : 40% CIR	10%	-£7,243,853	-£15,246,877	-£17,260,164	-£17,376,923	-£17,668,819	-£19,420,206	-£20,393,198
60% LAR : 40% CIR	15%	-£11,317,552	-£19,047,705	-£21,054,381	-£21,170,757	-£21,461,696	-£23,207,327	-£24,177,123
60% LAR : 40% CIR	20%	-£15,404,115	-£22,860,085	-£24,862,756	-£24,978,783	-£25,268,849	-£27,009,251	-£27,976,140
60% LAR : 40% CIR	25%	-£19,503,421	-£26,689,885	-£28,685,149	-£28,800,861	-£29,090,143	-£30,825,834	-£31,790,106
60% LAR : 40% CIR	30%	-£23,631,608	-£30,539,976	-£32,529,427	-£32,636,859	-£32,925,440	-£34,656,934	-£35,618,875
60% LAR : 40% CIR	35%	-£27,777,253	-£34,385,227	-£36,371,449	-£36,486,636	-£36,774,603	-£38,502,410	-£39,462,302
60% LAR : 40% CIR	40%	-£31,935,458	-£38,252,508	-£40,235,083	-£40,350,057	-£40,637,494	-£42,362,118	-£43,320,242
60% LAR : 40% CIR	45%	-£36,106,095	-£42,132,689	-£44,112,191	-£44,226,987	-£44,513,977	-£46,256,684	-£47,227,912
60% LAR : 40% CIR	50%	-£40,289,037	-£46,025,636	-£48,028,432	-£48,144,831	-£48,430,829	-£50,181,818	-£51,151,811

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,275,299	£9,724,448	£7,696,108	£7,578,475	£7,284,394	£5,519,906	£4,539,634
60% LAR : 40% CIR	5%	£14,227,703	£5,951,115	£3,930,610	£3,813,431	£3,520,487	£1,762,817	£786,333
60% LAR : 40% CIR	10%	£10,166,993	£2,163,969	£150,683	£33,924	-£257,973	-£2,008,360	-£2,982,352
60% LAR : 40% CIR	15%	£6,093,294	-£1,636,859	-£3,643,535	-£3,759,911	-£4,050,849	-£5,796,481	-£6,766,276
60% LAR : 40% CIR	20%	£2,006,731	-£5,451,238	-£7,451,909	-£7,567,937	-£7,858,003	-£9,598,404	-£10,565,294
60% LAR : 40% CIR	25%	-£2,092,975	-£9,279,039	-£11,274,303	-£11,390,015	-£11,679,297	-£13,414,988	-£14,379,260
60% LAR : 40% CIR	30%	-£5,220,762	-£13,120,130	-£15,110,579	-£15,226,012	-£15,514,594	-£17,246,088	-£18,208,029
60% LAR : 40% CIR	35%	-£10,366,407	-£16,974,381	-£18,960,603	-£19,075,790	-£19,363,757	-£21,091,563	-£22,051,456
60% LAR : 40% CIR	40%	-£14,524,612	-£20,841,662	-£22,824,237	-£22,939,211	-£23,226,648	-£24,951,272	-£25,909,396
60% LAR : 40% CIR	45%	-£18,695,249	-£24,721,843	-£26,701,345	-£26,816,140	-£27,103,130	-£28,845,838	-£29,817,066
60% LAR : 40% CIR	50%	-£22,878,191	-£28,614,792	-£30,617,585	-£30,733,984	-£31,024,982	-£32,770,972	-£33,740,965

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,856,569	£30,305,717	£28,277,377	£28,159,744	£27,865,663	£26,101,175	£25,120,903
60% LAR : 40% CIR	5%	£34,808,972	£26,532,384	£24,511,879	£24,394,700	£24,101,756	£22,344,086	£21,367,602
60% LAR : 40% CIR	10%	£30,748,262	£22,745,238	£20,731,952	£20,615,193	£20,323,096	£18,571,909	£17,598,917
60% LAR : 40% CIR	15%	£26,674,563	£18,944,411	£16,937,734	£16,821,359	£16,530,420	£14,784,789	£13,814,993
60% LAR : 40% CIR	20%	£22,588,000	£15,130,031	£13,129,360	£13,013,333	£12,723,266	£10,982,865	£10,015,976
60% LAR : 40% CIR	25%	£18,488,695	£11,302,231	£9,306,966	£9,191,254	£8,901,972	£7,166,281	£6,202,009
60% LAR : 40% CIR	30%	£14,380,508	£7,461,139	£5,470,690	£5,355,257	£5,066,675	£3,335,181	£2,373,240
60% LAR : 40% CIR	35%	£10,214,862	£3,606,888	£1,620,667	£1,505,479	£1,217,512	-£510,294	-£1,470,187
60% LAR : 40% CIR	40%	£6,056,658	-£260,393	-£2,245,967	-£2,361,042	-£2,648,378	-£4,370,003	-£5,328,127
60% LAR : 40% CIR	45%	£1,886,021	-£4,140,573	-£6,120,076	-£6,234,871	-£6,521,861	-£8,264,568	-£9,235,797
60% LAR : 40% CIR	50%	-£2,296,922	-£8,033,523	-£10,036,316	-£10,152,715	-£10,443,713	-£12,189,703	-£13,159,696

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone A - Lower Cenral Zone
No Units	135	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£69,226,345	£60,542,238	£58,544,381	£58,428,516	£58,138,854	£56,393,411	£55,413,139
60% LAR : 40% CIR	5%	£64,729,926	£56,343,551	£54,353,411	£54,237,994	£53,949,047	£52,191,377	£51,214,894
60% LAR : 40% CIR	10%	£60,220,394	£52,131,260	£50,134,300	£50,017,541	£49,725,643	£47,974,256	£47,001,264
60% LAR : 40% CIR	15%	£55,697,875	£47,901,813	£45,895,137	£45,778,761	£45,487,823	£43,742,191	£42,772,396
60% LAR : 40% CIR	20%	£51,162,489	£43,642,489	£41,641,818	£41,525,791	£41,235,725	£39,495,323	£38,528,434
60% LAR : 40% CIR	25%	£46,614,363	£39,369,744	£37,374,481	£37,258,767	£36,969,486	£35,233,796	£34,269,524
60% LAR : 40% CIR	30%	£42,053,620	£35,083,708	£33,093,259	£32,977,826	£32,689,244	£30,957,750	£29,995,810
60% LAR : 40% CIR	35%	£37,480,383	£30,784,513	£28,798,291	£28,683,104	£28,395,137	£26,667,330	£25,707,438
60% LAR : 40% CIR	40%	£32,876,102	£26,472,288	£24,489,713	£24,374,739	£24,087,301	£22,362,678	£21,404,564
60% LAR : 40% CIR	45%	£28,253,291	£22,147,163	£20,167,661	£20,052,864	£19,765,875	£18,043,936	£17,087,303
60% LAR : 40% CIR	50%	£23,618,173	£17,809,268	£15,832,270	£15,717,620	£15,430,994	£13,702,964	£12,732,970

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£32,176,886	-£40,862,493	-£42,860,349	-£42,976,213	-£43,265,875	-£45,011,320	-£45,991,591
60% LAR : 40% CIR	5%	-£36,674,805	-£45,061,180	-£47,051,319	-£47,166,736	-£47,455,684	-£49,213,354	-£50,186,537
60% LAR : 40% CIR	10%	-£41,184,336	-£49,273,471	-£51,270,431	-£51,387,190	-£51,679,088	-£53,430,474	-£54,403,466
60% LAR : 40% CIR	15%	-£45,706,956	-£53,502,917	-£55,509,594	-£55,625,969	-£55,916,908	-£57,662,539	-£58,632,335
60% LAR : 40% CIR	20%	-£50,242,242	-£57,762,241	-£59,762,912	-£59,878,940	-£60,169,006	-£61,909,408	-£62,876,297
60% LAR : 40% CIR	25%	-£54,790,367	-£62,034,987	-£64,030,250	-£64,145,963	-£64,435,244	-£66,170,935	-£67,135,207
60% LAR : 40% CIR	30%	-£59,351,111	-£66,321,023	-£68,311,472	-£68,426,905	-£68,715,497	-£70,446,980	-£71,408,921
60% LAR : 40% CIR	35%	-£63,924,547	-£70,620,218	-£72,606,439	-£72,721,627	-£73,009,594	-£74,737,400	-£75,697,293
60% LAR : 40% CIR	40%	-£68,526,829	-£74,932,443	-£76,915,018	-£77,029,992	-£77,317,430	-£79,042,053	-£80,000,177
60% LAR : 40% CIR	45%	-£73,151,440	-£79,257,568	-£81,237,070	-£81,351,867	-£81,638,856	-£83,360,795	-£84,317,428
60% LAR : 40% CIR	50%	-£77,786,558	-£83,596,462	-£85,572,461	-£85,687,111	-£85,973,738	-£87,701,767	-£88,671,761

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,840,883	£1,156,776	-£941,080	-£956,945	-£1,246,607	-£2,992,051	-£3,972,322
60% LAR : 40% CIR	5%	£5,344,465	-£1,041,010	-£5,032,050	-£5,147,467	-£5,436,414	-£7,194,084	-£8,170,567
60% LAR : 40% CIR	10%	£834,933	-£7,254,201	-£9,251,162	-£9,367,921	-£9,659,819	-£11,411,205	-£12,384,197
60% LAR : 40% CIR	15%	-£3,687,587	-£11,483,648	-£13,490,325	-£13,606,700	-£13,897,639	-£15,643,270	-£16,613,066
60% LAR : 40% CIR	20%	-£8,222,973	-£15,742,972	-£17,743,643	-£17,859,670	-£18,149,737	-£19,890,138	-£20,857,027
60% LAR : 40% CIR	25%	-£12,771,098	-£20,015,718	-£22,010,981	-£22,126,694	-£22,415,975	-£24,151,666	-£25,115,938
60% LAR : 40% CIR	30%	-£17,331,842	-£24,301,753	-£26,292,203	-£26,407,636	-£26,696,227	-£28,427,711	-£29,389,652
60% LAR : 40% CIR	35%	-£21,905,278	-£28,600,948	-£30,587,170	-£30,702,357	-£30,990,325	-£32,718,131	-£33,678,023
60% LAR : 40% CIR	40%	-£26,509,360	-£32,913,174	-£34,895,748	-£35,010,723	-£35,298,161	-£37,022,784	-£37,980,908
60% LAR : 40% CIR	45%	-£31,132,171	-£37,238,299	-£39,217,801	-£39,332,598	-£39,619,587	-£41,341,525	-£42,298,158
60% LAR : 40% CIR	50%	-£35,767,289	-£41,576,193	-£43,553,192	-£43,667,842	-£43,954,467	-£45,682,497	-£46,652,491

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£27,251,729	£18,567,622	£16,569,766	£16,453,901	£16,164,239	£14,418,795	£13,438,524
60% LAR : 40% CIR	5%	£22,755,311	£14,368,936	£12,378,796	£12,263,379	£11,974,432	£10,216,762	£9,240,279
60% LAR : 40% CIR	10%	£18,245,779	£10,156,645	£8,159,685	£8,042,926	£7,751,028	£5,999,641	£5,026,649
60% LAR : 40% CIR	15%	£13,723,260	£5,927,198	£3,920,521	£3,804,146	£3,513,207	£1,767,576	£797,780
60% LAR : 40% CIR	20%	£9,187,874	£1,667,874	-£352,797	-£468,824	-£758,891	-£2,479,292	-£3,446,181
60% LAR : 40% CIR	25%	£4,639,748	-£2,604,871	-£4,600,135	-£4,715,848	-£5,005,129	-£6,740,820	-£7,705,092
60% LAR : 40% CIR	30%	£79,004	-£6,890,907	-£8,881,356	-£8,996,790	-£9,285,371	-£11,016,855	-£11,978,805
60% LAR : 40% CIR	35%	-£4,494,752	-£11,190,422	-£13,176,644	-£13,291,831	-£13,579,799	-£15,307,605	-£16,267,497
60% LAR : 40% CIR	40%	-£9,098,834	-£15,502,648	-£17,485,222	-£17,599,977	-£17,887,415	-£19,611,038	-£20,570,062
60% LAR : 40% CIR	45%	-£13,721,325	-£19,827,453	-£21,806,955	-£21,921,751	-£22,208,740	-£23,930,679	-£24,887,312
60% LAR : 40% CIR	50%	-£18,356,443	-£24,165,347	-£26,142,346	-£26,256,996	-£26,543,621	-£28,271,651	-£29,241,645

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£47,832,985	£39,148,891	£37,151,035	£37,035,170	£36,745,508	£35,000,065	£34,019,793
60% LAR : 40% CIR	5%	£43,336,580	£34,950,205	£32,960,065	£32,844,648	£32,555,701	£30,796,031	£29,821,548
60% LAR : 40% CIR	10%	£38,827,048	£30,737,914	£28,740,954	£28,624,195	£28,332,297	£26,580,910	£25,607,918
60% LAR : 40% CIR	15%	£34,304,529	£26,508,467	£24,501,791	£24,385,415	£24,094,476	£22,348,845	£21,379,049
60% LAR : 40% CIR	20%	£29,769,143	£22,249,143	£20,248,472	£20,132,445	£19,842,378	£18,101,977	£17,135,088
60% LAR : 40% CIR	25%	£25,221,017	£17,976,398	£15,981,134	£15,865,421	£15,576,140	£13,840,449	£12,876,177
60% LAR : 40% CIR	30%	£20,660,274	£13,690,362	£11,699,913	£11,584,480	£11,295,898	£9,564,404	£8,602,464
60% LAR : 40% CIR	35%	£16,087,037	£9,391,167	£7,404,945	£7,289,758	£7,001,791	£5,273,984	£4,314,092
60% LAR : 40% CIR	40%	£11,482,756	£5,078,942	£3,096,367	£2,981,392	£2,693,954	£969,332	£11,208
60% LAR : 40% CIR	45%	£6,859,944	£753,817	-£1,225,686	-£1,340,482	-£1,627,471	-£3,349,410	-£4,306,043
60% LAR : 40% CIR	50%	£2,224,826	-£3,584,078	-£5,561,077	-£5,675,727	-£5,962,352	-£7,690,382	-£8,660,376

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone A - Medium Central Zone
No Units	135	Sales value inflation	Base
Site Area	1.84 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£80,171,347	£81,152,326	£79,154,469	£79,038,604	£78,748,943	£77,010,973	£76,045,434
60% LAR : 40% CIR	5%	£84,627,677	£75,923,135	£73,932,995	£73,817,578	£73,529,037	£71,797,782	£70,835,974
60% LAR : 40% CIR	10%	£79,070,897	£70,680,939	£68,697,311	£68,582,306	£68,294,795	£66,569,731	£65,611,362
60% LAR : 40% CIR	15%	£73,501,126	£65,424,067	£63,447,549	£63,332,922	£63,046,356	£61,326,960	£60,371,739
60% LAR : 40% CIR	20%	£67,918,492	£60,154,447	£58,183,844	£58,069,560	£57,783,853	£56,069,608	£55,117,250
60% LAR : 40% CIR	25%	£62,323,115	£54,871,607	£52,906,330	£52,792,356	£52,507,422	£50,797,817	£49,842,581
60% LAR : 40% CIR	30%	£56,715,122	£49,575,678	£47,615,142	£47,501,443	£47,217,198	£45,492,604	£44,530,664
60% LAR : 40% CIR	35%	£51,094,634	£44,266,785	£42,294,942	£42,179,754	£41,891,787	£40,163,981	£39,204,088
60% LAR : 40% CIR	40%	£45,461,778	£38,930,733	£36,948,160	£36,833,184	£36,545,747	£34,821,124	£33,863,001
60% LAR : 40% CIR	45%	£39,816,676	£33,567,405	£31,587,903	£31,473,107	£31,186,117	£29,464,178	£28,507,545
60% LAR : 40% CIR	50%	£34,159,452	£28,191,308	£26,214,308	£26,099,658	£25,813,034	£24,093,285	£23,137,868

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,253,384	-£20,232,405	-£22,250,262	-£22,366,126	-£22,655,788	-£24,393,738	-£25,359,297
60% LAR : 40% CIR	5%	£16,777,053	£29,481,996	£27,471,735	£27,587,102	£27,875,694	£26,606,949	£30,998,757
60% LAR : 40% CIR	10%	-£22,333,834	-£30,724,392	-£32,707,420	-£32,822,424	-£33,109,935	-£34,835,000	-£35,793,369
60% LAR : 40% CIR	15%	-£27,903,604	-£35,980,664	-£37,957,182	-£38,071,809	-£38,358,375	-£40,077,771	-£41,032,992
60% LAR : 40% CIR	20%	-£33,486,239	-£41,250,284	-£43,220,887	-£43,335,170	-£43,620,877	-£45,335,123	-£46,287,481
60% LAR : 40% CIR	25%	-£39,081,616	-£46,533,124	-£48,498,400	-£48,612,375	-£48,897,309	-£50,606,914	-£51,562,150
60% LAR : 40% CIR	30%	-£44,689,609	-£51,829,053	-£53,789,589	-£53,903,287	-£54,187,532	-£55,912,126	-£56,874,067
60% LAR : 40% CIR	35%	-£50,310,097	-£57,137,946	-£59,109,789	-£59,224,976	-£59,512,944	-£61,240,750	-£62,200,642
60% LAR : 40% CIR	40%	-£55,942,953	-£62,475,997	-£64,456,571	-£64,571,547	-£64,858,983	-£66,583,606	-£67,541,730
60% LAR : 40% CIR	45%	-£61,588,055	-£67,807,326	-£69,816,628	-£69,931,624	-£70,218,614	-£71,940,553	-£72,897,186
60% LAR : 40% CIR	50%	-£67,245,279	-£73,213,423	-£75,190,423	-£75,305,073	-£75,591,697	-£77,311,446	-£78,266,862

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,785,885	£21,766,864	£19,769,007	£19,653,143	£19,363,481	£17,625,511	£16,659,972
60% LAR : 40% CIR	5%	£25,242,216	£16,537,674	£14,547,534	£14,432,117	£14,143,575	£12,412,320	£11,450,512
60% LAR : 40% CIR	10%	£19,685,435	£11,294,877	£9,311,849	£9,196,845	£8,909,334	£7,184,269	£6,225,900
60% LAR : 40% CIR	15%	£14,115,665	£6,038,605	£4,062,087	£3,947,460	£3,660,894	£1,941,498	£986,278
60% LAR : 40% CIR	20%	£8,533,030	£768,985	-£1,201,618	-£1,315,901	-£1,601,608	-£3,315,854	-£4,268,211
60% LAR : 40% CIR	25%	£2,937,653	-£4,513,854	-£6,479,131	-£6,593,105	-£6,878,040	-£8,587,645	-£9,542,880
60% LAR : 40% CIR	30%	-£2,670,340	-£9,809,784	-£11,770,319	-£11,884,018	-£12,168,263	-£13,892,857	-£14,854,798
60% LAR : 40% CIR	35%	-£8,290,827	-£15,118,677	-£17,090,520	-£17,205,707	-£17,493,674	-£19,221,481	-£20,181,373
60% LAR : 40% CIR	40%	-£13,923,684	-£20,456,728	-£22,437,302	-£22,552,277	-£22,839,714	-£24,564,337	-£25,522,461
60% LAR : 40% CIR	45%	-£19,568,786	-£25,818,057	-£27,797,559	-£27,912,355	-£28,199,345	-£29,921,283	-£30,877,916
60% LAR : 40% CIR	50%	-£25,226,010	-£31,194,154	-£33,171,154	-£33,285,804	-£33,572,428	-£35,292,177	-£36,247,593

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£48,196,732	£39,177,711	£37,179,853	£37,063,989	£36,774,327	£35,036,357	£34,070,818
60% LAR : 40% CIR	5%	£42,653,062	£33,948,520	£31,958,380	£31,842,963	£31,554,421	£29,823,166	£28,861,359
60% LAR : 40% CIR	10%	£37,096,281	£28,705,723	£26,722,695	£26,607,691	£26,320,180	£24,595,115	£23,636,746
60% LAR : 40% CIR	15%	£31,526,511	£23,449,451	£21,472,933	£21,358,307	£21,071,740	£19,352,344	£18,397,124
60% LAR : 40% CIR	20%	£25,943,876	£18,179,832	£16,209,228	£16,094,945	£15,809,238	£14,094,992	£13,142,635
60% LAR : 40% CIR	25%	£20,348,500	£12,896,992	£10,931,715	£10,817,741	£10,532,806	£8,823,201	£7,867,966
60% LAR : 40% CIR	30%	£14,740,506	£7,601,062	£5,640,527	£5,526,828	£5,242,583	£3,517,989	£2,556,048
60% LAR : 40% CIR	35%	£9,120,019	£2,293,169	£320,326	£205,139	-£80,828	-£1,810,618	-£2,770,527
60% LAR : 40% CIR	40%	£3,487,162	-£3,043,882	-£5,026,456	-£5,141,431	-£5,428,868	-£7,153,491	-£8,111,615
60% LAR : 40% CIR	45%	-£2,157,939	-£8,407,211	-£10,386,713	-£10,501,508	-£10,788,498	-£12,510,437	-£13,467,070
60% LAR : 40% CIR	50%	-£7,815,164	-£13,783,308	-£15,760,307	-£15,874,957	-£16,161,582	-£17,881,331	-£18,836,747

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£68,778,001	£59,758,980	£57,761,123	£57,645,258	£57,355,597	£55,617,627	£54,652,088
60% LAR : 40% CIR	5%	£63,234,331	£54,529,789	£52,539,649	£52,424,232	£52,135,690	£50,404,436	£49,442,628
60% LAR : 40% CIR	10%	£57,677,551	£49,286,993	£47,303,964	£47,188,960	£46,901,449	£45,176,385	£44,218,015
60% LAR : 40% CIR	15%	£52,107,780	£44,030,721	£42,054,203	£41,939,576	£41,653,009	£39,933,613	£38,978,393
60% LAR : 40% CIR	20%	£46,525,145	£38,761,101	£36,790,497	£36,676,214	£36,390,507	£34,676,262	£33,723,904
60% LAR : 40% CIR	25%	£40,929,769	£33,478,261	£31,512,984	£31,399,010	£31,114,076	£29,404,471	£28,449,235
60% LAR : 40% CIR	30%	£35,321,775	£28,182,331	£26,221,796	£26,108,097	£25,823,852	£24,099,258	£23,137,318
60% LAR : 40% CIR	35%	£29,701,288	£22,873,439	£20,901,596	£20,786,408	£20,498,441	£18,770,635	£17,810,742
60% LAR : 40% CIR	40%	£24,068,431	£17,537,387	£15,554,814	£15,439,838	£15,152,401	£13,427,778	£12,469,654
60% LAR : 40% CIR	45%	£18,423,330	£12,174,059	£10,194,556	£10,079,761	£9,792,771	£8,070,832	£7,114,199
60% LAR : 40% CIR	50%	£12,766,106	£6,797,962	£4,820,962	£4,706,312	£4,419,688	£2,699,939	£1,744,522

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone A - Higher Central Zone
No Units	135	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£102,139,919	£92,929,519	£90,931,662	£90,815,798	£90,526,136	£88,788,165	£87,822,627
60% LAR : 40% CIR	5%	£95,997,822	£87,111,469	£85,121,329	£85,005,912	£84,717,369	£82,986,115	£82,024,308
60% LAR : 40% CIR	10%	£89,842,612	£81,279,813	£79,296,785	£79,181,780	£78,894,269	£77,169,205	£76,210,836
60% LAR : 40% CIR	15%	£83,674,413	£75,434,681	£73,458,163	£73,343,536	£73,056,970	£71,337,574	£70,382,353
60% LAR : 40% CIR	20%	£77,493,349	£69,576,202	£67,605,598	£67,491,315	£67,205,608	£65,491,362	£64,539,005
60% LAR : 40% CIR	25%	£71,299,544	£63,704,502	£61,739,224	£61,625,251	£61,340,317	£59,630,712	£58,680,932
60% LAR : 40% CIR	30%	£65,093,122	£57,819,712	£55,859,177	£55,745,479	£55,461,234	£53,755,763	£52,808,278
60% LAR : 40% CIR	35%	£58,874,207	£51,921,959	£49,965,589	£49,852,133	£49,568,494	£47,866,654	£46,916,460
60% LAR : 40% CIR	40%	£52,642,921	£46,011,374	£44,058,595	£43,945,348	£43,662,231	£41,940,237	£40,982,113
60% LAR : 40% CIR	45%	£46,399,391	£40,088,081	£38,113,756	£37,998,960	£37,711,970	£35,990,031	£35,033,398
60% LAR : 40% CIR	50%	£40,143,738	£34,123,900	£32,146,902	£32,032,252	£31,745,626	£30,025,878	£29,070,462

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£735,188	-£9,475,211	-£10,473,069	-£10,588,933	-£10,878,595	-£12,616,866	-£13,582,104
60% LAR : 40% CIR	5%	-£6,408,969	-£14,269,262	-£16,253,402	-£16,368,819	-£16,657,382	-£18,418,615	-£19,380,423
60% LAR : 40% CIR	10%	-£11,562,119	-£20,124,918	-£22,107,946	-£22,222,950	-£22,510,461	-£24,235,526	-£25,193,895
60% LAR : 40% CIR	15%	-£17,730,318	-£25,970,050	-£27,946,568	-£28,061,194	-£28,347,761	-£30,067,157	-£31,022,377
60% LAR : 40% CIR	20%	-£23,911,381	-£31,828,529	-£33,799,132	-£33,913,416	-£34,199,123	-£35,913,368	-£36,865,726
60% LAR : 40% CIR	25%	-£30,105,187	-£37,700,228	-£39,665,506	-£39,779,480	-£40,064,414	-£41,774,019	-£42,723,799
60% LAR : 40% CIR	30%	-£36,311,609	-£43,585,019	-£45,545,553	-£45,659,252	-£45,943,497	-£47,648,968	-£48,596,453
60% LAR : 40% CIR	35%	-£42,530,524	-£49,482,771	-£51,439,141	-£51,552,597	-£51,836,237	-£53,538,077	-£54,488,271
60% LAR : 40% CIR	40%	-£48,761,810	-£55,393,357	-£57,346,136	-£57,459,382	-£57,742,499	-£59,464,494	-£60,422,618
60% LAR : 40% CIR	45%	-£55,005,340	-£61,316,649	-£63,290,975	-£63,405,771	-£63,692,761	-£65,414,700	-£66,371,333
60% LAR : 40% CIR	50%	-£61,260,993	-£67,280,830	-£69,257,829	-£69,372,479	-£69,659,104	-£71,378,852	-£72,334,269

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£42,754,457	£33,544,058	£31,546,201	£31,430,336	£31,140,675	£29,402,704	£28,437,166
60% LAR : 40% CIR	5%	£36,612,360	£27,726,007	£25,735,867	£25,620,451	£25,331,908	£23,600,654	£22,638,846
60% LAR : 40% CIR	10%	£30,457,151	£21,894,351	£19,911,323	£19,796,319	£19,508,808	£17,783,743	£16,825,374
60% LAR : 40% CIR	15%	£24,288,952	£16,049,220	£14,072,702	£13,958,075	£13,671,508	£11,952,112	£10,996,892
60% LAR : 40% CIR	20%	£18,107,888	£10,190,740	£8,220,137	£8,105,854	£7,820,146	£6,105,901	£5,153,543
60% LAR : 40% CIR	25%	£11,914,082	£4,319,041	£2,353,763	£2,239,790	£1,954,855	£245,250	-£704,529
60% LAR : 40% CIR	30%	£5,707,660	-£1,565,750	-£3,526,284	-£3,639,963	-£3,924,228	-£5,629,699	-£6,577,183
60% LAR : 40% CIR	35%	-£511,256	-£7,463,502	-£9,419,872	-£9,533,328	-£9,816,968	-£11,518,807	-£12,469,001
60% LAR : 40% CIR	40%	-£6,742,540	-£13,374,088	-£15,326,867	-£15,440,113	-£15,723,230	-£17,445,225	-£18,403,349
60% LAR : 40% CIR	45%	-£12,986,071	-£19,297,380	-£21,271,706	-£21,386,502	-£21,673,492	-£23,395,430	-£24,352,063
60% LAR : 40% CIR	50%	-£19,241,724	-£25,261,561	-£27,238,560	-£27,353,210	-£27,639,835	-£29,359,583	-£30,315,000

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£60,165,304	£50,954,904	£48,957,047	£48,841,182	£48,551,521	£46,813,550	£45,848,012
60% LAR : 40% CIR	5%	£54,023,206	£45,136,853	£43,146,714	£43,031,297	£42,742,754	£41,011,500	£40,049,692
60% LAR : 40% CIR	10%	£47,867,997	£39,305,197	£37,322,169	£37,207,165	£36,919,654	£35,194,589	£34,236,220
60% LAR : 40% CIR	15%	£41,699,798	£33,460,066	£31,483,548	£31,368,921	£31,082,355	£29,362,959	£28,407,738
60% LAR : 40% CIR	20%	£35,518,734	£27,601,586	£25,630,983	£25,516,700	£25,230,993	£23,516,747	£22,564,389
60% LAR : 40% CIR	25%	£29,324,929	£21,729,887	£19,764,609	£19,650,636	£19,365,701	£17,656,097	£16,706,317
60% LAR : 40% CIR	30%	£23,118,506	£15,845,097	£13,884,562	£13,770,863	£13,486,618	£11,781,148	£10,833,663
60% LAR : 40% CIR	35%	£16,899,591	£9,947,344	£7,990,974	£7,877,518	£7,593,878	£5,892,039	£4,941,845
60% LAR : 40% CIR	40%	£10,668,306	£4,036,758	£2,083,980	£1,970,733	£1,687,616	£-242,379	-£192,805
60% LAR : 40% CIR	45%	£4,424,775	-£1,886,534	-£3,860,860	-£3,975,655	-£4,262,645	-£5,984,584	-£6,941,217
60% LAR : 40% CIR	50%	-£1,830,878	-£7,850,715	-£9,827,714	-£9,942,364	-£10,228,989	-£11,948,737	-£12,904,153

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£80,746,573	£71,536,173	£69,538,316	£69,422,452	£69,132,790	£67,394,819	£66,429,281
60% LAR : 40% CIR	5%	£74,604,476	£65,718,123	£63,727,983	£63,612,566	£63,324,023	£61,592,769	£60,630,962
60% LAR : 40% CIR	10%	£68,449,266	£59,886,467	£57,903,438	£57,788,434	£57,500,923	£55,775,859	£54,817,489
60% LAR : 40% CIR	15%	£62,281,067	£54,041,335	£52,064,817	£51,950,190	£51,663,624	£49,944,228	£48,989,007
60% LAR : 40% CIR	20%	£56,100,003	£48,182,855	£46,212,252	£46,097,969	£45,812,262	£44,098,016	£43,145,659
60% LAR : 40% CIR	25%	£49,906,198	£42,311,156	£40,345,878	£40,231,905	£39,946,971	£38,237,366	£37,287,586
60% LAR : 40% CIR	30%	£43,699,776	£36,426,366	£34,465,831	£34,352,133	£34,067,888	£32,362,417	£31,414,932
60% LAR : 40% CIR	35%	£37,480,860	£30,528,613	£28,572,243	£28,458,787	£28,175,148	£26,473,308	£25,523,114
60% LAR : 40% CIR	40%	£31,249,575	£24,618,027	£22,665,249	£22,552,002	£22,268,885	£20,546,891	£19,588,767
60% LAR : 40% CIR	45%	£25,006,045	£18,694,735	£16,720,409	£16,605,614	£16,318,624	£14,596,685	£13,640,052
60% LAR : 40% CIR	50%	£18,750,392	£12,730,554	£10,753,555	£10,638,906	£10,352,280	£8,632,532	£7,677,116

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats	
No Units	**150**
Site Area	**0.27 Ha**

Value Area	**Zone A - Zone 1 and Eastern Central Zone**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£57,120,861	£48,599,611	£47,198,526	£47,065,829	£46,734,091	£44,743,653	£43,637,854
60% LAR : 40% CIR	5%	£53,171,393	£44,960,702	£43,564,898	£43,432,702	£43,102,212	£41,119,272	£40,017,639
60% LAR : 40% CIR	10%	£49,207,458	£41,307,021	£39,916,073	£39,784,337	£39,454,996	£37,478,950	£36,381,147
60% LAR : 40% CIR	15%	£45,229,188	£37,638,704	£36,252,189	£36,120,873	£35,792,581	£33,822,821	£32,711,819
60% LAR : 40% CIR	20%	£41,236,715	£33,955,883	£32,573,385	£32,442,449	£32,115,109	£30,126,586	£29,018,802
60% LAR : 40% CIR	25%	£37,230,171	£30,258,697	£28,867,480	£28,734,893	£28,403,424	£26,414,611	£25,309,714
60% LAR : 40% CIR	30%	£33,209,689	£26,530,925	£25,134,230	£25,001,949	£24,671,249	£22,687,043	£21,584,707
60% LAR : 40% CIR	35%	£29,175,402	£22,780,124	£21,386,256	£21,254,244	£20,924,214	£18,944,032	£17,843,932
60% LAR : 40% CIR	40%	£25,127,441	£19,015,148	£17,623,700	£17,491,918	£17,162,462	£15,185,727	£14,087,541
60% LAR : 40% CIR	45%	£21,055,311	£15,236,136	£13,846,703	£13,715,112	£13,386,135	£11,412,273	£10,315,683
60% LAR : 40% CIR	50%	£16,950,295	£11,443,225	£10,055,406	£9,923,969	£9,595,376	£7,603,679	£6,491,658

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£30,489,315	£21,968,066	£20,566,980	£20,434,284	£20,102,545	£18,112,108	£17,006,308
60% LAR : 40% CIR	5%	£26,539,848	£18,329,156	£16,933,353	£16,801,157	£16,470,667	£14,487,726	£13,386,093
60% LAR : 40% CIR	10%	£22,575,913	£14,675,476	£13,284,527	£13,152,791	£12,823,450	£10,847,404	£9,749,602
60% LAR : 40% CIR	15%	£18,597,642	£11,007,158	£9,620,643	£9,489,328	£9,161,036	£7,191,276	£6,080,274
60% LAR : 40% CIR	20%	£14,605,170	£7,324,338	£5,941,840	£5,810,903	£5,483,563	£3,495,040	£2,387,256
60% LAR : 40% CIR	25%	£10,598,626	£3,627,152	£2,235,935	£2,103,347	£1,771,878	-£218,934	-£1,321,831
60% LAR : 40% CIR	30%	£6,578,143	-£100,620	-£1,497,318	-£1,629,596	-£1,960,297	-£3,944,502	-£5,046,838
60% LAR : 40% CIR	35%	£2,543,857	-£3,851,422	-£5,246,290	-£5,377,302	-£5,707,331	-£7,687,513	-£8,787,613
60% LAR : 40% CIR	40%	-£1,506,193	-£7,616,307	-£9,007,845	-£9,139,628	-£9,469,084	-£11,445,818	-£12,544,005
60% LAR : 40% CIR	45%	-£5,576,234	-£11,395,409	-£12,784,842	-£12,916,433	-£13,245,411	-£15,219,272	-£16,315,862
60% LAR : 40% CIR	50%	-£9,681,251	-£15,188,320	-£16,576,139	-£16,707,576	-£17,036,169	-£19,027,867	-£20,139,888

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£41,524,679	£33,003,429	£31,602,344	£31,469,648	£31,137,909	£29,147,471	£28,041,672
60% LAR : 40% CIR	5%	£37,575,211	£29,364,520	£27,968,717	£27,836,520	£27,506,030	£25,523,090	£24,421,457
60% LAR : 40% CIR	10%	£33,611,276	£25,710,840	£24,319,891	£24,188,155	£23,858,814	£21,882,768	£20,784,966
60% LAR : 40% CIR	15%	£29,633,006	£22,042,522	£20,656,007	£20,524,691	£20,196,399	£18,226,640	£17,115,638
60% LAR : 40% CIR	20%	£25,640,533	£18,359,702	£16,977,203	£16,846,267	£16,518,927	£14,530,404	£13,422,620
60% LAR : 40% CIR	25%	£21,633,989	£14,662,515	£13,271,298	£13,138,711	£12,807,242	£10,818,429	£9,713,532
60% LAR : 40% CIR	30%	£17,613,507	£10,934,743	£9,538,048	£9,405,767	£9,075,067	£7,090,862	£5,988,526
60% LAR : 40% CIR	35%	£13,579,220	£7,183,942	£5,790,074	£5,658,062	£5,328,032	£3,347,851	£2,247,750
60% LAR : 40% CIR	40%	£9,531,259	£3,418,966	£2,027,518	£1,895,736	£1,566,280	-£410,450	-£1,508,641
60% LAR : 40% CIR	45%	£5,459,129	-£380,040	-£1,749,473	-£1,881,069	-£2,210,047	-£4,183,909	-£5,280,499
60% LAR : 40% CIR	50%	£1,354,113	-£4,152,957	-£5,540,776	-£5,672,212	-£6,000,806	-£7,992,503	-£9,104,524

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£48,097,224	£37,575,975	£36,174,890	£36,042,193	£35,710,454	£33,720,017	£32,614,217
60% LAR : 40% CIR	5%	£42,147,757	£33,937,066	£32,541,262	£32,409,066	£32,078,576	£30,095,635	£28,994,002
60% LAR : 40% CIR	10%	£38,183,822	£30,283,385	£28,892,436	£28,760,700	£28,431,359	£26,455,313	£25,357,511
60% LAR : 40% CIR	15%	£34,205,551	£26,615,068	£25,228,552	£25,097,237	£24,768,945	£22,799,185	£21,688,183
60% LAR : 40% CIR	20%	£30,213,079	£22,932,247	£21,549,749	£21,418,812	£21,091,473	£19,102,950	£17,995,165
60% LAR : 40% CIR	25%	£26,206,535	£19,235,061	£17,843,844	£17,711,257	£17,379,787	£15,390,975	£14,286,078
60% LAR : 40% CIR	30%	£22,186,052	£15,507,289	£14,110,593	£13,978,313	£13,647,613	£11,663,407	£10,561,071
60% LAR : 40% CIR	35%	£18,151,766	£11,756,487	£10,362,619	£10,230,607	£9,900,578	£7,920,396	£6,820,296
60% LAR : 40% CIR	40%	£14,103,804	£7,991,512	£6,600,064	£6,468,282	£6,138,825	£4,162,091	£3,063,904
60% LAR : 40% CIR	45%	£10,031,675	£4,212,500	£2,823,067	£2,691,476	£2,362,498	£388,637	-£707,953
60% LAR : 40% CIR	50%	£5,926,659	£419,589	-£968,230	-£1,099,667	-£1,428,260	-£3,419,957	-£4,531,978

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£51,502,406	£42,981,157	£41,580,071	£41,447,375	£41,115,636	£39,125,198	£38,019,399
60% LAR : 40% CIR	5%	£47,552,939	£39,342,247	£37,946,444	£37,814,248	£37,483,758	£35,500,817	£34,399,184
60% LAR : 40% CIR	10%	£43,589,004	£35,688,567	£34,297,618	£34,165,882	£33,836,541	£31,860,495	£30,762,693
60% LAR : 40% CIR	15%	£39,610,733	£32,020,249	£30,633,734	£30,502,418	£30,174,126	£28,204,367	£27,093,365
60% LAR : 40% CIR	20%	£35,618,260	£28,337,429	£26,954,931	£26,823,994	£26,496,654	£24,508,131	£23,400,347
60% LAR : 40% CIR	25%	£31,611,717	£24,640,243	£23,249,026	£23,116,438	£22,784,969	£20,796,156	£19,691,260
60% LAR : 40% CIR	30%	£27,591,234	£20,912,471	£19,515,775	£19,383,495	£19,052,794	£17,068,589	£15,966,253
60% LAR : 40% CIR	35%	£23,556,947	£17,161,669	£15,767,801	£15,635,789	£15,305,760	£13,325,578	£12,225,478
60% LAR : 40% CIR	40%	£19,508,986	£13,396,694	£12,005,246	£11,873,463	£11,544,007	£9,567,272	£8,469,086
60% LAR : 40% CIR	45%	£15,436,857	£9,617,682	£8,228,249	£8,096,658	£7,767,680	£5,793,818	£4,697,229
60% LAR : 40% CIR	50%	£11,331,840	£5,824,770	£4,436,952	£4,305,515	£3,976,922	£1,985,224	£873,203

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats	

Value Area	Zone A - Kings Cross Lower

No Units	150
Site Area	0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£57,120,861	£48,599,611	£47,198,526	£47,065,829	£46,734,091	£44,743,653	£43,637,854
60% LAR : 40% CIR	5%	£53,171,393	£44,960,702	£43,564,898	£43,432,702	£43,102,212	£41,119,272	£40,017,639
60% LAR : 40% CIR	10%	£49,207,458	£41,307,021	£39,916,073	£39,784,337	£39,454,996	£37,478,950	£36,381,147
60% LAR : 40% CIR	15%	£45,229,188	£37,638,704	£36,252,189	£36,120,873	£35,792,581	£33,822,821	£32,711,819
60% LAR : 40% CIR	20%	£41,236,715	£33,955,883	£32,573,385	£32,442,449	£32,115,109	£30,126,586	£29,018,802
60% LAR : 40% CIR	25%	£37,230,171	£30,258,697	£28,867,480	£28,734,893	£28,403,424	£26,414,611	£25,309,714
60% LAR : 40% CIR	30%	£33,209,689	£26,530,925	£25,134,230	£25,001,949	£24,671,249	£22,687,043	£21,584,707
60% LAR : 40% CIR	35%	£29,175,402	£22,780,124	£21,386,256	£21,254,244	£20,924,214	£18,944,032	£17,843,932
60% LAR : 40% CIR	40%	£25,127,441	£19,015,148	£17,623,700	£17,491,918	£17,162,462	£15,185,727	£14,087,541
60% LAR : 40% CIR	45%	£21,055,311	£15,236,136	£13,846,703	£13,715,112	£13,386,135	£11,412,273	£10,315,683
60% LAR : 40% CIR	50%	£16,950,295	£11,443,225	£10,055,406	£9,923,969	£9,595,376	£7,603,679	£8,491,658

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,489,315	£21,968,066	£20,566,980	£20,434,284	£20,102,545	£18,112,108	£17,006,308
60% LAR : 40% CIR	5%	£26,539,848	£18,329,156	£16,933,353	£16,801,157	£16,470,667	£14,487,726	£13,386,093
60% LAR : 40% CIR	10%	£22,575,913	£14,675,476	£13,284,527	£13,152,791	£12,823,450	£10,847,404	£9,749,602
60% LAR : 40% CIR	15%	£18,597,642	£11,007,158	£9,620,643	£9,489,328	£9,161,036	£7,191,276	£8,080,274
60% LAR : 40% CIR	20%	£14,605,170	£7,324,338	£5,941,840	£5,810,903	£5,483,563	£3,495,040	£2,387,256
60% LAR : 40% CIR	25%	£10,598,626	£3,627,152	£2,235,935	£2,103,347	£1,771,878	-£216,934	-£1,321,831
60% LAR : 40% CIR	30%	£6,578,143	-£106,631	-£1,497,316	-£1,629,526	-£1,960,297	-£3,944,502	-£5,046,836
60% LAR : 40% CIR	35%	£2,543,857	-£3,851,422	-£5,245,290	-£5,377,302	-£5,707,331	-£7,687,513	-£8,787,613
60% LAR : 40% CIR	40%	-£1,506,103	-£7,616,307	-£9,007,845	-£9,139,628	-£9,469,084	-£11,446,818	-£12,544,005
60% LAR : 40% CIR	45%	-£5,576,234	-£11,395,409	-£12,784,842	-£12,916,433	-£13,245,411	-£15,219,272	-£16,315,862
60% LAR : 40% CIR	50%	-£9,681,251	-£15,188,320	-£16,576,139	-£16,707,576	-£17,036,169	-£19,027,867	-£20,139,888

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£41,524,679	£33,003,429	£31,602,344	£31,469,648	£31,137,909	£29,147,471	£28,041,672
60% LAR : 40% CIR	5%	£37,575,211	£29,364,520	£27,968,717	£27,836,520	£27,506,030	£25,523,090	£24,421,457
60% LAR : 40% CIR	10%	£33,611,276	£25,710,840	£24,319,891	£24,188,155	£23,858,814	£21,882,768	£20,784,966
60% LAR : 40% CIR	15%	£29,633,006	£22,042,522	£20,656,007	£20,524,691	£20,196,399	£18,226,640	£17,115,638
60% LAR : 40% CIR	20%	£25,640,533	£18,359,702	£16,977,203	£16,846,267	£16,518,927	£14,530,404	£13,422,620
60% LAR : 40% CIR	25%	£21,633,989	£14,662,515	£13,271,298	£13,138,711	£12,807,242	£10,818,429	£9,713,532
60% LAR : 40% CIR	30%	£17,613,507	£10,934,743	£9,538,048	£9,405,767	£9,075,067	£7,090,862	£5,988,526
60% LAR : 40% CIR	35%	£13,579,220	£7,183,942	£5,790,074	£5,658,062	£5,328,032	£3,347,851	£2,247,750
60% LAR : 40% CIR	40%	£9,531,259	£3,418,966	£2,027,518	£1,895,736	£1,566,280	-£410,455	-£1,508,641
60% LAR : 40% CIR	45%	£5,459,129	-£360,046	-£1,748,479	-£1,881,069	-£2,210,047	-£4,183,909	-£5,280,499
60% LAR : 40% CIR	50%	£1,354,113	-£4,152,957	-£5,540,776	-£5,672,212	-£6,000,806	-£7,992,503	-£9,104,524

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£46,097,224	£37,575,975	£36,174,890	£36,042,193	£35,710,454	£33,720,017	£32,614,217
60% LAR : 40% CIR	5%	£42,147,757	£33,937,066	£32,541,262	£32,409,066	£32,078,576	£30,095,635	£28,994,002
60% LAR : 40% CIR	10%	£38,183,822	£30,283,385	£28,892,436	£28,760,700	£28,431,359	£26,455,313	£25,357,511
60% LAR : 40% CIR	15%	£34,205,551	£26,615,068	£25,228,552	£25,097,237	£24,768,945	£22,799,185	£21,688,183
60% LAR : 40% CIR	20%	£30,213,079	£22,932,247	£21,549,749	£21,418,812	£21,091,473	£19,102,950	£17,995,165
60% LAR : 40% CIR	25%	£26,206,535	£19,235,061	£17,843,844	£17,711,257	£17,379,787	£15,390,975	£14,286,078
60% LAR : 40% CIR	30%	£22,186,052	£15,507,289	£14,110,593	£13,978,313	£13,647,613	£11,663,407	£10,561,071
60% LAR : 40% CIR	35%	£18,151,766	£11,756,487	£10,362,619	£10,230,607	£9,900,578	£7,920,396	£6,820,296
60% LAR : 40% CIR	40%	£14,103,804	£7,991,512	£6,600,064	£6,468,282	£6,138,825	£4,162,091	£3,063,904
60% LAR : 40% CIR	45%	£10,031,675	£4,212,500	£2,823,067	£2,691,476	£2,362,498	£388,637	-£707,603
60% LAR : 40% CIR	50%	£5,926,659	£419,589	-£968,230	-£1,099,667	-£1,428,260	-£3,419,957	-£4,531,978

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,502,466	£42,981,157	£41,580,071	£41,447,375	£41,115,636	£39,125,198	£38,019,399
60% LAR : 40% CIR	5%	£47,552,939	£39,342,247	£37,946,444	£37,814,248	£37,483,758	£35,500,817	£34,399,184
60% LAR : 40% CIR	10%	£43,589,004	£35,688,567	£34,297,618	£34,165,882	£33,836,541	£31,860,495	£30,762,693
60% LAR : 40% CIR	15%	£39,610,733	£32,020,249	£30,633,734	£30,502,418	£30,174,126	£28,204,367	£27,093,365
60% LAR : 40% CIR	20%	£35,618,260	£28,337,429	£26,954,931	£26,823,994	£26,496,654	£24,508,131	£23,400,347
60% LAR : 40% CIR	25%	£31,611,717	£24,640,243	£23,249,026	£23,116,438	£22,784,969	£20,796,156	£19,691,260
60% LAR : 40% CIR	30%	£27,591,234	£20,912,471	£19,515,775	£19,383,495	£19,052,794	£17,068,589	£15,966,253
60% LAR : 40% CIR	35%	£23,556,947	£17,161,669	£15,767,801	£15,635,789	£15,305,760	£13,325,578	£12,225,478
60% LAR : 40% CIR	40%	£19,508,986	£13,396,694	£12,005,246	£11,873,463	£11,544,007	£9,567,272	£8,469,086
60% LAR : 40% CIR	45%	£15,436,857	£9,617,682	£8,228,249	£8,096,658	£7,767,680	£5,793,818	£4,697,229
60% LAR : 40% CIR	50%	£11,331,840	£5,824,770	£4,436,952	£4,305,515	£3,976,922	£1,985,224	£873,203

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone A - Kings Cross Higher
No Units	150	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£66,990,230	£58,311,168	£56,910,083	£56,777,387	£56,445,647	£54,455,210	£53,349,412
60% LAR : 40% CIR	5%	£62,547,294	£54,186,681	£52,790,878	£52,658,682	£52,328,192	£50,345,251	£49,243,618
60% LAR : 40% CIR	10%	£58,089,892	£50,047,423	£48,656,475	£48,524,738	£48,195,398	£46,219,352	£45,121,549
60% LAR : 40% CIR	15%	£53,618,153	£45,893,527	£44,507,013	£44,375,696	£44,047,405	£42,077,656	£40,983,351
60% LAR : 40% CIR	20%	£49,132,210	£41,725,129	£40,342,631	£40,211,695	£39,884,355	£37,920,311	£36,829,177
60% LAR : 40% CIR	25%	£44,632,199	£37,542,365	£36,163,469	£36,032,874	£35,706,386	£33,747,483	£32,659,172
60% LAR : 40% CIR	30%	£40,118,248	£33,345,369	£31,969,664	£31,839,373	£31,513,641	£29,548,752	£28,446,416
60% LAR : 40% CIR	35%	£35,590,492	£29,134,278	£27,757,843	£27,625,831	£27,295,801	£25,315,620	£24,215,519
60% LAR : 40% CIR	40%	£31,049,063	£24,896,613	£23,505,165	£23,373,383	£23,043,926	£21,067,192	£19,969,005
60% LAR : 40% CIR	45%	£26,494,094	£20,627,479	£19,238,046	£19,106,455	£18,777,477	£16,803,616	£15,707,026
60% LAR : 40% CIR	50%	£21,925,716	£16,344,446	£14,956,627	£14,825,190	£14,496,597	£12,525,041	£11,429,732

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£40,358,685	£31,679,623	£30,278,537	£30,145,842	£29,814,102	£27,823,664	£26,717,866
60% LAR : 40% CIR	5%	£35,915,749	£27,555,136	£26,159,332	£26,027,136	£25,696,646	£23,713,706	£22,612,073
60% LAR : 40% CIR	10%	£31,458,346	£23,415,877	£22,024,930	£21,893,193	£21,563,852	£19,587,807	£18,490,003
60% LAR : 40% CIR	15%	£26,986,607	£19,261,981	£17,875,467	£17,744,150	£17,415,859	£15,446,110	£14,351,806
60% LAR : 40% CIR	20%	£22,500,665	£15,093,584	£13,711,085	£13,580,150	£13,252,809	£11,288,766	£10,197,631
60% LAR : 40% CIR	25%	£18,000,653	£10,910,819	£9,531,923	£9,401,328	£9,074,841	£7,115,918	£6,027,627
60% LAR : 40% CIR	30%	£13,486,703	£8,713,824	£5,338,119	£5,207,827	£4,882,096	£2,917,207	£1,814,871
60% LAR : 40% CIR	35%	£8,958,947	£2,502,732	£1,126,298	£994,285	£664,256	-£1,315,925	-£2,416,027
60% LAR : 40% CIR	40%	£4,417,518	-£1,734,532	-£3,126,380	-£3,256,193	-£3,587,919	-£5,564,354	-£6,662,540
60% LAR : 40% CIR	45%	-£137,451	-£6,004,067	-£7,393,499	-£7,525,090	-£7,854,068	-£9,827,930	-£10,924,520
60% LAR : 40% CIR	50%	-£4,705,829	-£10,287,100	-£11,674,919	-£11,806,356	-£12,134,949	-£14,106,504	-£15,201,814

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,394,049	£42,714,986	£41,313,901	£41,181,205	£40,849,466	£38,859,028	£37,753,230
60% LAR : 40% CIR	5%	£46,951,112	£38,590,500	£37,194,696	£37,062,500	£36,732,010	£34,749,069	£33,647,436
60% LAR : 40% CIR	10%	£42,493,710	£34,451,241	£33,060,293	£32,928,556	£32,599,216	£30,623,170	£29,525,367
60% LAR : 40% CIR	15%	£38,021,971	£30,297,345	£28,910,831	£28,779,514	£28,451,223	£26,481,474	£25,387,169
60% LAR : 40% CIR	20%	£33,536,028	£26,128,947	£24,746,449	£24,615,513	£24,288,173	£22,324,130	£21,232,995
60% LAR : 40% CIR	25%	£29,036,017	£21,946,183	£20,567,287	£20,436,692	£20,110,205	£18,151,281	£17,062,990
60% LAR : 40% CIR	30%	£24,522,067	£17,749,188	£16,373,483	£16,243,191	£15,917,459	£13,952,571	£12,850,234
60% LAR : 40% CIR	35%	£19,994,310	£13,538,096	£12,161,662	£12,029,649	£11,699,619	£9,719,438	£8,619,337
60% LAR : 40% CIR	40%	£15,452,882	£9,300,431	£7,908,983	£7,777,201	£7,447,744	£5,471,010	£4,372,824
60% LAR : 40% CIR	45%	£10,897,912	£5,031,297	£3,641,864	£3,510,273	£3,181,296	£1,207,434	£110,844
60% LAR : 40% CIR	50%	£6,329,534	£748,264	-£839,555	-£770,992	-£1,099,585	-£3,071,141	-£4,166,450

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£55,966,594	£47,287,532	£45,886,446	£45,753,751	£45,422,011	£43,431,573	£42,325,775
60% LAR : 40% CIR	5%	£51,523,658	£43,163,045	£41,767,242	£41,635,045	£41,304,555	£39,321,615	£38,219,982
60% LAR : 40% CIR	10%	£47,066,255	£39,023,786	£37,632,839	£37,501,102	£37,171,761	£35,195,716	£34,097,912
60% LAR : 40% CIR	15%	£42,594,516	£34,869,890	£33,483,376	£33,352,060	£33,023,769	£31,054,020	£29,959,715
60% LAR : 40% CIR	20%	£38,108,574	£30,701,493	£29,318,994	£29,188,059	£28,860,718	£26,896,675	£25,805,540
60% LAR : 40% CIR	25%	£33,608,562	£26,518,728	£25,139,833	£25,009,237	£24,682,750	£22,723,827	£21,635,536
60% LAR : 40% CIR	30%	£29,094,612	£22,321,733	£20,946,028	£20,815,736	£20,490,005	£18,525,116	£17,422,780
60% LAR : 40% CIR	35%	£24,566,856	£18,110,641	£16,734,207	£16,602,194	£16,272,165	£14,291,984	£13,191,883
60% LAR : 40% CIR	40%	£20,025,427	£13,872,977	£12,481,529	£12,349,746	£12,020,290	£10,043,555	£8,945,369
60% LAR : 40% CIR	45%	£15,470,458	£9,603,843	£8,214,410	£8,082,819	£7,753,841	£5,779,979	£4,683,389
60% LAR : 40% CIR	50%	£10,902,080	£5,320,809	£3,932,990	£3,801,554	£3,472,960	£1,501,405	£406,095

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£61,371,776	£52,692,713	£51,291,628	£51,158,933	£50,827,193	£48,836,755	£47,730,957
60% LAR : 40% CIR	5%	£56,928,840	£48,568,227	£47,172,423	£47,040,227	£46,709,737	£44,726,797	£43,625,163
60% LAR : 40% CIR	10%	£52,471,437	£44,428,968	£43,038,020	£42,906,283	£42,576,943	£40,600,897	£39,503,094
60% LAR : 40% CIR	15%	£47,999,698	£40,275,072	£38,888,558	£38,757,241	£38,428,950	£36,459,201	£35,364,897
60% LAR : 40% CIR	20%	£43,513,756	£36,106,675	£34,724,176	£34,593,241	£34,265,900	£32,301,857	£31,210,722
60% LAR : 40% CIR	25%	£39,013,744	£31,923,910	£30,545,014	£30,414,419	£30,087,932	£28,129,009	£27,040,718
60% LAR : 40% CIR	30%	£34,499,794	£27,726,915	£26,351,210	£26,220,918	£25,895,187	£23,930,298	£22,827,962
60% LAR : 40% CIR	35%	£29,972,038	£23,515,823	£22,139,389	£22,007,376	£21,677,346	£19,697,166	£18,597,064
60% LAR : 40% CIR	40%	£25,430,609	£19,278,158	£17,886,710	£17,754,928	£17,425,472	£15,448,737	£14,350,551
60% LAR : 40% CIR	45%	£20,875,640	£15,009,024	£13,619,591	£13,488,001	£13,159,023	£11,185,161	£10,088,571
60% LAR : 40% CIR	50%	£16,307,262	£10,725,991	£9,338,172	£9,206,735	£8,878,142	£6,906,586	£5,811,277

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone A - Lower Cenral Zone
No Units	150	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£76,808,444	£68,022,726	£66,621,641	£66,488,944	£66,157,204	£64,166,768	£63,060,968
60% LAR : 40% CIR	5%	£71,889,992	£63,412,661	£62,016,857	£61,884,661	£61,554,171	£59,571,231	£58,469,598
60% LAR : 40% CIR	10%	£66,967,287	£58,787,825	£57,396,876	£57,265,140	£56,935,799	£54,959,753	£53,861,950
60% LAR : 40% CIR	15%	£62,007,117	£54,148,351	£52,761,836	£52,630,520	£52,302,229	£50,332,480	£49,238,175
60% LAR : 40% CIR	20%	£57,027,707	£49,494,375	£48,111,876	£47,980,941	£47,653,600	£45,689,557	£44,598,422
60% LAR : 40% CIR	25%	£52,034,225	£44,826,033	£43,447,136	£43,316,542	£42,990,055	£41,031,131	£39,942,841
60% LAR : 40% CIR	30%	£47,026,807	£40,143,459	£38,767,754	£38,637,463	£38,311,731	£36,357,347	£35,271,578
60% LAR : 40% CIR	35%	£42,005,583	£35,446,791	£34,073,871	£33,943,843	£33,618,772	£31,668,352	£30,584,784
60% LAR : 40% CIR	40%	£36,970,685	£30,736,160	£29,365,624	£29,235,822	£28,911,318	£26,948,656	£25,850,470
60% LAR : 40% CIR	45%	£31,922,247	£26,011,704	£24,629,389	£24,497,798	£24,168,821	£22,194,958	£21,098,369
60% LAR : 40% CIR	50%	£26,860,401	£21,245,666	£19,857,847	£19,726,411	£19,397,818	£17,426,262	£16,330,952

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

						£97,649,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£50,176,898	£41,391,180	£39,990,095	£39,857,399	£39,525,659	£37,535,222	£36,429,423
60% LAR : 40% CIR	5%	£45,258,446	£36,781,115	£35,385,312	£35,253,116	£34,922,626	£32,939,685	£31,838,052
60% LAR : 40% CIR	10%	£40,325,741	£32,156,279	£30,765,331	£30,633,595	£30,304,254	£28,328,208	£27,230,404
60% LAR : 40% CIR	15%	£35,375,572	£27,516,805	£26,130,291	£25,998,974	£25,670,683	£23,700,934	£22,606,630
60% LAR : 40% CIR	20%	£30,396,161	£22,862,829	£21,480,331	£21,349,395	£21,022,055	£19,058,012	£17,966,877
60% LAR : 40% CIR	25%	£25,402,680	£18,194,487	£16,815,591	£16,684,996	£16,358,509	£14,399,585	£13,311,295
60% LAR : 40% CIR	30%	£20,395,262	£13,511,914	£12,136,209	£12,005,917	£11,680,186	£9,725,802	£8,640,032
60% LAR : 40% CIR	35%	£15,374,037	£8,815,245	£7,442,326	£7,312,298	£6,987,227	£5,036,807	£3,953,239
60% LAR : 40% CIR	40%	£10,339,140	£4,104,615	£2,734,079	£2,604,276	£2,279,772	£317,111	-£761,975
60% LAR : 40% CIR	45%	£5,290,702	-£919,862	-£2,002,157	-£2,131,746	-£2,456,724	-£4,436,987	-£5,533,177
60% LAR : 40% CIR	50%	£228,855	-£5,385,679	-£6,773,698	-£6,905,135	-£7,233,727	-£9,205,284	-£10,300,593

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

						£57,186,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£61,212,262	£52,426,544	£51,025,459	£50,892,762	£50,561,022	£48,570,586	£47,464,787
60% LAR : 40% CIR	5%	£56,293,810	£47,816,479	£46,420,676	£46,288,479	£45,957,989	£43,975,049	£42,873,416
60% LAR : 40% CIR	10%	£51,361,105	£43,191,643	£41,800,694	£41,668,958	£41,339,617	£39,363,571	£38,265,768
60% LAR : 40% CIR	15%	£46,410,936	£38,552,169	£37,165,655	£37,034,338	£36,706,047	£34,736,298	£33,641,993
60% LAR : 40% CIR	20%	£41,431,525	£33,898,193	£32,515,694	£32,384,759	£32,057,418	£30,093,375	£29,002,241
60% LAR : 40% CIR	25%	£36,438,044	£29,229,851	£27,850,954	£27,720,360	£27,393,873	£25,434,949	£24,346,659
60% LAR : 40% CIR	30%	£31,430,626	£24,547,278	£23,171,573	£23,041,281	£22,715,549	£20,761,165	£19,675,396
60% LAR : 40% CIR	35%	£26,409,401	£19,850,609	£18,477,689	£18,347,661	£18,022,591	£16,072,170	£14,988,602
60% LAR : 40% CIR	40%	£21,374,503	£15,139,978	£13,769,442	£13,639,640	£13,315,136	£11,352,475	£10,254,288
60% LAR : 40% CIR	45%	£16,326,065	£10,415,522	£9,033,207	£8,901,616	£8,572,639	£6,598,776	£5,502,187
60% LAR : 40% CIR	50%	£11,264,219	£5,649,484	£4,261,666	£4,130,229	£3,801,636	£1,830,080	£734,771

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

						£40,420,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£65,784,807	£56,999,089	£55,598,004	£55,465,308	£55,133,568	£53,143,131	£52,037,332
60% LAR : 40% CIR	5%	£60,866,355	£52,389,025	£50,993,221	£50,861,025	£50,530,535	£48,547,594	£47,445,961
60% LAR : 40% CIR	10%	£55,933,651	£47,764,188	£46,373,240	£46,241,504	£45,912,163	£43,936,117	£42,838,313
60% LAR : 40% CIR	15%	£50,983,481	£43,124,714	£41,738,200	£41,606,883	£41,278,592	£39,308,843	£38,214,539
60% LAR : 40% CIR	20%	£46,004,070	£38,470,738	£37,088,240	£36,957,304	£36,629,964	£34,665,921	£33,574,786
60% LAR : 40% CIR	25%	£41,010,589	£33,802,397	£32,423,500	£32,292,906	£31,966,418	£30,007,494	£28,919,204
60% LAR : 40% CIR	30%	£36,003,171	£29,119,823	£27,744,118	£27,613,826	£27,288,095	£25,333,711	£24,247,941
60% LAR : 40% CIR	35%	£30,981,946	£24,423,154	£23,050,235	£22,920,207	£22,595,136	£20,644,716	£19,561,148
60% LAR : 40% CIR	40%	£25,947,049	£19,712,524	£18,341,988	£18,212,185	£17,887,682	£15,925,020	£14,826,834
60% LAR : 40% CIR	45%	£20,898,611	£14,988,067	£13,605,752	£13,474,161	£13,145,185	£11,171,322	£10,074,732
60% LAR : 40% CIR	50%	£15,836,764	£10,222,030	£8,834,211	£8,702,774	£8,374,182	£6,402,625	£5,307,316

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

						£20,601,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£71,189,989	£62,404,271	£61,003,186	£60,870,489	£60,538,750	£58,548,313	£57,442,514
60% LAR : 40% CIR	5%	£66,271,537	£57,794,206	£56,398,403	£56,266,207	£55,935,717	£53,952,776	£52,851,143
60% LAR : 40% CIR	10%	£61,338,832	£53,169,370	£51,778,422	£51,646,686	£51,317,344	£49,341,299	£48,243,495
60% LAR : 40% CIR	15%	£56,388,663	£48,529,896	£47,143,382	£47,012,065	£46,683,774	£44,714,025	£43,619,721
60% LAR : 40% CIR	20%	£51,409,252	£43,875,920	£42,493,422	£42,362,486	£42,035,146	£40,071,102	£38,979,968
60% LAR : 40% CIR	25%	£46,415,771	£39,207,578	£37,828,682	£37,698,087	£37,371,600	£35,412,676	£34,324,386
60% LAR : 40% CIR	30%	£41,408,353	£34,525,005	£33,149,300	£33,019,008	£32,693,277	£30,738,892	£29,653,123
60% LAR : 40% CIR	35%	£36,387,128	£29,828,336	£28,455,417	£28,325,389	£28,000,318	£26,049,897	£24,966,330
60% LAR : 40% CIR	40%	£31,352,231	£25,117,706	£23,747,169	£23,617,367	£23,292,863	£21,330,202	£20,232,016
60% LAR : 40% CIR	45%	£26,303,793	£20,393,249	£19,010,934	£18,879,343	£18,550,367	£16,576,504	£15,479,914
60% LAR : 40% CIR	50%	£21,241,946	£15,627,212	£14,239,393	£14,107,956	£13,779,364	£11,807,807	£10,712,498

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone A - Medium Central Zone
No Units	150	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£99,694,392	£90,606,723	£89,226,695	£89,095,993	£88,769,239	£86,808,716	£85,719,536
60% LAR : 40% CIR	5%	£93,631,641	£84,884,605	£83,509,778	£83,379,568	£83,054,046	£81,098,516	£79,996,883
60% LAR : 40% CIR	10%	£87,554,640	£79,147,935	£77,777,891	£77,648,135	£77,323,743	£75,354,023	£74,256,220
60% LAR : 40% CIR	15%	£81,463,519	£73,396,849	£72,023,091	£71,891,775	£71,563,484	£69,593,736	£68,499,430
60% LAR : 40% CIR	20%	£75,358,408	£67,622,615	£66,240,117	£66,109,180	£65,781,841	£63,817,797	£62,726,663
60% LAR : 40% CIR	25%	£69,239,438	£61,821,258	£60,442,361	£60,311,767	£59,985,280	£58,026,356	£56,938,066
60% LAR : 40% CIR	30%	£63,106,741	£56,005,669	£54,629,965	£54,499,673	£54,173,942	£52,219,557	£51,133,788
60% LAR : 40% CIR	35%	£56,960,444	£50,175,985	£48,803,066	£48,673,038	£48,347,968	£46,397,546	£45,313,980
60% LAR : 40% CIR	40%	£50,787,803	£44,332,340	£42,961,804	£42,832,002	£42,507,498	£40,560,470	£39,478,789
60% LAR : 40% CIR	45%	£44,587,939	£38,474,870	£37,106,318	£36,976,705	£36,652,672	£34,708,475	£33,628,365
60% LAR : 40% CIR	50%	£38,374,666	£32,603,709	£31,236,747	£31,107,286	£30,783,631	£28,841,706	£27,762,858

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£73,062,846	£63,975,177	£62,595,149	£62,464,448	£62,137,693	£60,177,170	£59,087,990
60% LAR : 40% CIR	5%	£67,000,096	£58,253,059	£56,878,233	£56,748,023	£56,422,500	£54,466,971	£53,365,338
60% LAR : 40% CIR	10%	£60,923,094	£52,516,390	£51,146,346	£51,016,589	£50,692,198	£48,722,478	£47,624,674
60% LAR : 40% CIR	15%	£54,831,974	£46,765,303	£45,391,546	£45,260,229	£44,931,938	£42,962,190	£41,867,884
60% LAR : 40% CIR	20%	£48,726,863	£40,991,070	£39,608,571	£39,477,635	£39,150,295	£37,186,252	£36,095,117
60% LAR : 40% CIR	25%	£42,607,893	£35,189,713	£33,810,816	£33,680,222	£33,353,734	£31,394,810	£30,306,520
60% LAR : 40% CIR	30%	£36,475,195	£29,374,124	£27,998,420	£27,868,127	£27,542,397	£25,588,011	£24,502,243
60% LAR : 40% CIR	35%	£30,328,899	£23,544,440	£22,171,520	£22,041,492	£21,716,422	£19,766,001	£18,682,434
60% LAR : 40% CIR	40%	£24,156,258	£17,700,795	£16,330,259	£16,200,456	£15,875,953	£13,928,925	£12,847,243
60% LAR : 40% CIR	45%	£17,956,393	£11,843,324	£10,474,772	£10,345,159	£10,021,127	£8,076,929	£6,996,819
60% LAR : 40% CIR	50%	£11,743,121	£5,972,163	£4,605,202	£4,475,740	£4,152,086	£2,210,160	£1,131,312

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£84,098,210	£75,010,541	£73,630,513	£73,499,811	£73,173,057	£71,212,534	£70,123,354
60% LAR : 40% CIR	5%	£78,035,460	£69,288,423	£67,913,596	£67,783,387	£67,457,864	£65,502,334	£64,400,701
60% LAR : 40% CIR	10%	£71,958,458	£63,551,753	£62,181,709	£62,051,953	£61,727,561	£59,757,842	£58,660,038
60% LAR : 40% CIR	15%	£65,867,337	£57,800,667	£56,426,909	£56,295,593	£55,967,302	£53,997,554	£52,903,248
60% LAR : 40% CIR	20%	£59,762,226	£52,026,433	£50,643,935	£50,512,998	£50,185,659	£48,221,616	£47,130,481
60% LAR : 40% CIR	25%	£53,643,256	£46,225,076	£44,846,180	£44,715,585	£44,389,098	£42,430,174	£41,341,884
60% LAR : 40% CIR	30%	£47,510,559	£40,409,487	£39,033,783	£38,903,491	£38,577,760	£36,623,375	£35,537,606
60% LAR : 40% CIR	35%	£41,364,262	£34,579,803	£33,206,884	£33,076,856	£32,751,786	£30,801,365	£29,717,798
60% LAR : 40% CIR	40%	£35,191,621	£28,736,159	£27,365,622	£27,235,820	£26,911,316	£24,964,288	£23,882,607
60% LAR : 40% CIR	45%	£28,991,757	£22,878,688	£21,510,136	£21,380,523	£21,056,490	£19,112,293	£18,032,183
60% LAR : 40% CIR	50%	£22,778,485	£17,007,527	£15,640,565	£15,511,104	£15,187,449	£13,245,524	£12,166,676

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£88,670,755	£79,583,087	£78,203,058	£78,072,357	£77,745,602	£75,785,079	£74,695,900
60% LAR : 40% CIR	5%	£82,608,005	£73,860,968	£72,486,142	£72,355,932	£72,030,409	£70,074,880	£68,973,247
60% LAR : 40% CIR	10%	£76,531,004	£68,124,299	£66,754,255	£66,624,498	£66,300,107	£64,330,387	£63,232,584
60% LAR : 40% CIR	15%	£70,439,883	£62,373,213	£60,999,455	£60,868,138	£60,539,847	£58,570,099	£57,475,794
60% LAR : 40% CIR	20%	£64,334,772	£56,598,979	£55,216,480	£55,085,544	£54,758,204	£52,794,161	£51,703,027
60% LAR : 40% CIR	25%	£58,215,802	£50,797,622	£49,418,725	£49,288,131	£48,961,643	£47,002,719	£45,914,429
60% LAR : 40% CIR	30%	£52,083,104	£44,982,033	£43,606,329	£43,476,036	£43,150,306	£41,195,920	£40,110,152
60% LAR : 40% CIR	35%	£45,936,808	£39,152,349	£37,779,429	£37,649,401	£37,324,331	£35,373,910	£34,290,343
60% LAR : 40% CIR	40%	£39,764,167	£33,308,704	£31,938,168	£31,808,365	£31,483,862	£29,536,834	£28,455,152
60% LAR : 40% CIR	45%	£33,564,303	£27,451,233	£26,082,681	£25,953,069	£25,629,036	£23,684,838	£22,604,729
60% LAR : 40% CIR	50%	£27,351,030	£21,580,072	£20,213,111	£20,083,649	£19,759,995	£17,818,069	£16,739,221

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£94,075,937	£84,988,268	£83,608,240	£83,477,538	£83,150,784	£81,190,261	£80,101,081
60% LAR : 40% CIR	5%	£88,013,187	£79,266,150	£77,891,323	£77,761,114	£77,435,591	£75,480,062	£74,378,428
60% LAR : 40% CIR	10%	£81,936,185	£73,529,481	£72,159,437	£72,029,680	£71,705,289	£69,735,569	£68,637,765
60% LAR : 40% CIR	15%	£75,845,065	£67,778,394	£66,404,637	£66,273,320	£65,945,029	£63,975,281	£62,880,975
60% LAR : 40% CIR	20%	£69,739,954	£62,004,161	£60,621,662	£60,490,726	£60,163,386	£58,199,343	£57,108,208
60% LAR : 40% CIR	25%	£63,620,984	£56,202,803	£54,823,907	£54,693,312	£54,366,825	£52,407,901	£51,319,611
60% LAR : 40% CIR	30%	£57,488,286	£50,387,215	£49,011,511	£48,881,218	£48,555,487	£46,601,102	£45,515,334
60% LAR : 40% CIR	35%	£51,341,990	£44,557,530	£43,184,611	£43,054,583	£42,729,513	£40,779,092	£39,695,525
60% LAR : 40% CIR	40%	£45,169,349	£38,713,886	£37,343,350	£37,213,547	£36,889,043	£34,942,016	£33,860,334
60% LAR : 40% CIR	45%	£38,969,484	£32,856,415	£31,487,863	£31,358,250	£31,034,218	£29,090,020	£28,009,910
60% LAR : 40% CIR	50%	£32,756,212	£26,985,254	£25,618,292	£25,488,831	£25,165,176	£23,223,251	£22,144,403

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone A - Higher Central Zone
No Units	150	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£112,772,076	£103,475,294	£102,095,264	£101,964,563	£101,637,809	£99,677,285	£98,588,106
60% LAR : 40% CIR	5%	£106,055,441	£97,109,746	£95,734,920	£95,604,710	£95,279,187	£93,326,048	£92,240,971
60% LAR : 40% CIR	10%	£99,324,556	£90,729,648	£89,359,605	£89,229,848	£88,905,457	£96,959,109	£85,877,804
60% LAR : 40% CIR	15%	£92,579,551	£84,335,134	£82,969,457	£82,840,114	£82,516,756	£80,576,611	£79,498,753
60% LAR : 40% CIR	20%	£85,820,555	£77,926,335	£76,564,614	£76,435,645	£76,113,225	£74,176,791	£73,085,657
60% LAR : 40% CIR	25%	£79,047,702	£71,503,386	£70,145,213	£70,016,580	£69,695,000	£67,737,913	£66,649,622
60% LAR : 40% CIR	30%	£72,261,119	£65,066,419	£63,694,085	£63,563,792	£63,238,062	£61,283,678	£60,197,908
60% LAR : 40% CIR	35%	£65,460,939	£58,592,668	£57,219,749	£57,089,721	£56,764,651	£54,814,230	£53,730,662
60% LAR : 40% CIR	40%	£58,647,291	£52,101,586	£50,731,050	£50,601,247	£50,276,744	£48,329,717	£47,248,035
60% LAR : 40% CIR	45%	£51,820,305	£45,596,678	£44,228,126	£44,098,513	£43,774,481	£41,830,283	£40,750,173
60% LAR : 40% CIR	50%	£44,954,246	£39,078,080	£37,711,119	£37,581,657	£37,258,003	£35,316,077	£34,237,229

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£86,140,530	£76,843,748	£75,463,719	£75,333,017	£75,006,264	£73,045,740	£71,956,560
60% LAR : 40% CIR	5%	£79,423,895	£70,478,201	£69,103,374	£68,973,165	£68,647,642	£66,694,502	£65,609,425
60% LAR : 40% CIR	10%	£72,693,011	£64,098,103	£62,728,060	£62,598,303	£62,273,911	£60,327,563	£59,246,258
60% LAR : 40% CIR	15%	£65,948,005	£57,703,588	£56,337,911	£56,208,569	£55,885,211	£53,945,066	£52,867,207
60% LAR : 40% CIR	20%	£59,189,010	£51,294,790	£49,933,069	£49,804,100	£49,481,680	£47,545,246	£46,454,111
60% LAR : 40% CIR	25%	£52,416,156	£44,871,840	£43,513,667	£43,385,035	£43,063,454	£41,106,368	£40,018,077
60% LAR : 40% CIR	30%	£45,629,573	£38,434,874	£37,062,539	£36,932,247	£36,606,516	£34,652,132	£33,566,363
60% LAR : 40% CIR	35%	£38,829,393	£31,961,122	£30,588,204	£30,458,176	£30,133,105	£28,182,685	£27,099,117
60% LAR : 40% CIR	40%	£32,015,745	£25,470,041	£24,099,504	£23,969,702	£23,645,198	£21,698,171	£20,616,490
60% LAR : 40% CIR	45%	£25,188,760	£18,965,133	£17,596,581	£17,466,968	£17,142,935	£15,198,738	£14,118,628
60% LAR : 40% CIR	50%	£18,322,700	£12,446,535	£11,079,573	£10,950,112	£10,626,457	£8,684,532	£7,605,684

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£97,175,894	£87,879,112	£86,499,083	£86,368,381	£86,041,627	£84,081,103	£82,991,924
60% LAR : 40% CIR	5%	£90,459,259	£81,513,564	£80,138,738	£80,008,528	£79,683,006	£77,729,866	£76,644,789
60% LAR : 40% CIR	10%	£83,728,374	£75,133,466	£73,763,423	£73,633,666	£73,309,275	£71,362,927	£70,281,622
60% LAR : 40% CIR	15%	£76,983,369	£68,738,952	£67,373,275	£67,243,933	£66,920,575	£64,980,430	£63,902,571
60% LAR : 40% CIR	20%	£70,224,374	£62,330,154	£60,968,433	£60,839,463	£60,517,043	£58,580,610	£57,489,475
60% LAR : 40% CIR	25%	£63,451,520	£55,907,204	£54,549,031	£54,420,398	£54,098,818	£52,141,732	£51,053,441
60% LAR : 40% CIR	30%	£56,664,937	£49,470,238	£48,097,903	£47,967,610	£47,641,880	£45,687,496	£44,601,726
60% LAR : 40% CIR	35%	£49,864,757	£42,996,486	£41,623,568	£41,493,539	£41,168,469	£39,218,048	£38,134,480
60% LAR : 40% CIR	40%	£43,051,109	£36,505,404	£35,134,868	£35,005,066	£34,680,562	£32,733,535	£31,651,853
60% LAR : 40% CIR	45%	£36,224,123	£30,000,496	£28,631,945	£28,502,332	£28,178,299	£26,234,101	£25,153,992
60% LAR : 40% CIR	50%	£29,358,064	£23,481,898	£22,114,937	£21,985,475	£21,661,821	£19,719,895	£18,641,047

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£101,748,439	£92,451,657	£91,071,628	£90,940,926	£90,614,173	£88,653,649	£87,564,469
60% LAR : 40% CIR	5%	£95,031,805	£86,086,110	£84,711,283	£84,581,074	£84,255,551	£82,302,411	£81,217,335
60% LAR : 40% CIR	10%	£88,300,920	£79,706,012	£78,335,969	£78,206,212	£77,881,821	£75,935,472	£74,854,167
60% LAR : 40% CIR	15%	£81,555,914	£73,311,497	£71,945,820	£71,816,478	£71,493,120	£69,552,975	£68,475,116
60% LAR : 40% CIR	20%	£74,796,919	£66,902,699	£65,540,978	£65,412,009	£65,089,589	£63,153,155	£62,062,020
60% LAR : 40% CIR	25%	£68,024,065	£60,479,750	£59,121,576	£58,992,944	£58,671,363	£56,714,277	£55,625,986
60% LAR : 40% CIR	30%	£61,237,482	£54,042,783	£52,670,449	£52,540,156	£52,214,425	£50,260,041	£49,174,272
60% LAR : 40% CIR	35%	£54,437,302	£47,569,031	£46,196,113	£46,066,085	£45,741,014	£43,790,594	£42,707,026
60% LAR : 40% CIR	40%	£47,623,654	£41,077,950	£39,707,413	£39,577,611	£39,253,107	£37,306,080	£36,224,399
60% LAR : 40% CIR	45%	£40,796,669	£34,573,042	£33,204,490	£33,074,877	£32,750,844	£30,806,647	£29,726,537
60% LAR : 40% CIR	50%	£33,930,609	£28,054,444	£26,687,482	£26,558,021	£26,234,366	£24,292,441	£23,213,593

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£107,153,621	£97,856,839	£96,476,810	£96,346,108	£96,019,355	£94,058,831	£92,969,651
60% LAR : 40% CIR	5%	£100,436,986	£91,491,292	£90,116,465	£89,986,256	£89,660,733	£87,707,593	£86,622,516
60% LAR : 40% CIR	10%	£93,706,101	£85,111,193	£83,741,150	£83,611,394	£83,287,002	£81,340,654	£80,259,349
60% LAR : 40% CIR	15%	£86,961,096	£78,716,679	£77,351,002	£77,221,660	£76,898,302	£74,958,157	£73,880,298
60% LAR : 40% CIR	20%	£80,202,101	£72,307,881	£70,946,160	£70,817,191	£70,494,771	£68,558,337	£67,467,202
60% LAR : 40% CIR	25%	£73,429,247	£65,884,931	£64,526,758	£64,398,126	£64,076,545	£62,119,459	£61,031,168
60% LAR : 40% CIR	30%	£66,642,664	£59,447,965	£58,075,630	£57,945,338	£57,619,607	£55,665,223	£54,579,453
60% LAR : 40% CIR	35%	£59,842,484	£52,974,213	£51,601,295	£51,471,267	£51,146,196	£49,195,776	£48,112,208
60% LAR : 40% CIR	40%	£53,028,836	£46,483,131	£45,112,595	£44,982,793	£44,658,289	£42,711,262	£41,629,581
60% LAR : 40% CIR	45%	£46,201,851	£39,978,224	£38,609,672	£38,480,059	£38,156,026	£36,211,829	£35,131,719
60% LAR : 40% CIR	50%	£39,335,791	£33,459,626	£32,092,664	£31,963,203	£31,639,548	£29,697,623	£28,618,775

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone A - Zone 1 and Eastern Central Zone
No Units	200	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£68,079,214	£56,904,084	£54,976,887	£54,793,781	£54,336,063	£51,589,761	£50,051,508
60% LAR : 40% CIR	5%	£63,071,996	£52,300,931	£50,380,652	£50,198,223	£49,742,149	£46,986,595	£45,443,151
60% LAR : 40% CIR	10%	£58,044,828	£47,677,410	£45,763,483	£45,580,911	£45,119,404	£42,350,365	£40,812,010
60% LAR : 40% CIR	15%	£52,997,882	£43,033,694	£41,096,893	£40,912,846	£40,452,726	£37,692,011	£36,158,280
60% LAR : 40% CIR	20%	£47,931,331	£38,339,356	£36,407,365	£36,223,817	£35,764,946	£33,011,727	£31,482,160
60% LAR : 40% CIR	25%	£42,845,347	£33,624,406	£31,697,112	£31,514,010	£31,056,252	£28,309,705	£26,783,846
60% LAR : 40% CIR	30%	£37,740,101	£28,889,489	£26,966,320	£26,783,608	£26,326,827	£23,586,139	£22,063,534
60% LAR : 40% CIR	35%	£32,609,576	£24,134,785	£22,215,173	£22,032,796	£21,576,857	£18,830,015	£17,287,028
60% LAR : 40% CIR	40%	£27,428,588	£19,360,470	£17,436,253	£17,251,381	£16,789,205	£14,016,142	£12,475,552
60% LAR : 40% CIR	45%	£22,228,571	£14,540,155	£12,596,763	£12,412,125	£11,950,534	£9,180,981	£7,642,341
60% LAR : 40% CIR	50%	£17,009,698	£9,678,647	£7,737,165	£7,552,709	£7,091,568	£4,318,430	£2,757,843

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£40,179,500	£29,004,370	£27,077,153	£26,894,066	£26,436,349	£23,690,048	£22,151,794
60% LAR : 40% CIR	5%	£35,172,282	£24,401,217	£22,480,938	£22,298,509	£21,842,434	£19,086,881	£17,543,436
60% LAR : 40% CIR	10%	£30,145,114	£19,777,696	£17,863,769	£17,681,197	£17,219,690	£14,450,650	£12,912,296
60% LAR : 40% CIR	15%	£25,098,168	£15,133,980	£13,197,178	£13,013,131	£12,553,012	£9,792,297	£8,258,566
60% LAR : 40% CIR	20%	£20,031,616	£10,439,642	£8,507,651	£8,324,103	£7,865,232	£5,112,013	£3,582,446
60% LAR : 40% CIR	25%	£14,945,633	£5,724,692	£3,797,398	£3,614,296	£3,156,537	£409,991	-£1,115,868
60% LAR : 40% CIR	30%	£9,840,387	£986,775	-£932,394	-£1,114,706	-£1,572,487	-£4,313,370	-£5,836,181
60% LAR : 40% CIR	35%	£4,709,862	-£3,764,929	-£5,684,542	-£5,866,918	-£6,322,857	-£9,069,699	-£10,612,687
60% LAR : 40% CIR	40%	-£471,126	-£8,539,244	-£10,463,462	-£10,648,333	-£11,110,509	-£13,883,573	-£15,424,163
60% LAR : 40% CIR	45%	-£5,671,143	-£13,359,560	-£15,302,952	-£15,487,589	-£15,949,180	-£18,718,733	-£20,257,374
60% LAR : 40% CIR	50%	-£10,890,016	-£18,221,087	-£20,162,549	-£20,347,006	-£20,808,146	-£23,581,284	-£25,141,871

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,740,357	£40,565,227	£38,638,010	£38,454,924	£37,997,206	£35,250,903	£33,712,651
60% LAR : 40% CIR	5%	£46,733,139	£35,962,074	£34,041,795	£33,859,366	£33,403,292	£30,647,738	£29,104,294
60% LAR : 40% CIR	10%	£41,705,971	£31,338,553	£29,424,626	£29,242,054	£28,780,547	£26,011,508	£24,473,153
60% LAR : 40% CIR	15%	£36,659,025	£26,694,837	£24,758,035	£24,573,988	£24,113,869	£21,353,154	£19,819,423
60% LAR : 40% CIR	20%	£31,592,474	£22,000,499	£20,068,508	£19,884,960	£19,426,089	£16,672,870	£15,143,303
60% LAR : 40% CIR	25%	£26,506,490	£17,285,549	£15,358,255	£15,175,153	£14,717,394	£11,970,848	£10,444,989
60% LAR : 40% CIR	30%	£21,401,244	£12,550,632	£10,627,463	£10,444,751	£9,987,970	£7,247,281	£5,724,677
60% LAR : 40% CIR	35%	£16,270,719	£7,795,928	£5,876,316	£5,693,939	£5,238,000	£2,491,158	£948,170
60% LAR : 40% CIR	40%	£11,089,731	£3,021,613	£1,097,395	£912,524	£450,348	-£2,322,715	-£3,863,305
60% LAR : 40% CIR	45%	£5,889,714	-£1,796,703	-£3,742,095	-£3,926,732	-£4,388,323	-£7,157,876	-£8,696,516
60% LAR : 40% CIR	50%	£670,841	-£6,660,210	-£8,601,692	-£8,786,148	-£9,247,289	-£12,020,427	-£13,581,014

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£56,530,643	£45,355,513	£43,428,295	£43,245,209	£42,787,492	£40,041,189	£38,502,936
60% LAR : 40% CIR	5%	£51,523,425	£40,752,360	£38,832,081	£38,649,652	£38,193,577	£35,438,024	£33,894,579
60% LAR : 40% CIR	10%	£46,496,257	£36,128,838	£34,214,912	£34,032,340	£33,570,833	£30,801,793	£29,263,438
60% LAR : 40% CIR	15%	£41,449,311	£31,485,123	£29,548,321	£29,364,274	£28,904,155	£26,143,439	£24,609,709
60% LAR : 40% CIR	20%	£36,382,759	£26,790,785	£24,858,793	£24,675,246	£24,216,375	£21,463,155	£19,933,589
60% LAR : 40% CIR	25%	£31,296,775	£22,075,835	£20,148,541	£19,965,439	£19,507,680	£16,761,134	£15,235,275
60% LAR : 40% CIR	30%	£26,191,529	£17,340,918	£15,417,749	£15,235,036	£14,778,256	£12,037,567	£10,514,962
60% LAR : 40% CIR	35%	£21,061,005	£12,586,214	£10,666,601	£10,484,225	£10,028,285	£7,281,444	£5,738,456
60% LAR : 40% CIR	40%	£15,880,017	£7,811,899	£5,887,681	£5,702,810	£5,240,634	£2,467,570	£926,980
60% LAR : 40% CIR	45%	£10,680,000	£2,991,583	£1,048,191	£863,554	£401,963	-£2,367,990	-£3,906,231
60% LAR : 40% CIR	50%	£5,461,126	-£1,869,924	-£3,811,407	-£3,996,063	-£4,457,203	-£7,230,341	-£8,790,728

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£62,193,214	£51,018,084	£49,090,867	£48,907,781	£48,450,063	£45,703,761	£44,165,508
60% LAR : 40% CIR	5%	£57,185,996	£46,414,931	£44,494,652	£44,312,223	£43,856,149	£41,100,595	£39,557,151
60% LAR : 40% CIR	10%	£52,158,828	£41,791,410	£39,877,483	£39,694,911	£39,233,404	£36,464,365	£34,926,010
60% LAR : 40% CIR	15%	£47,111,882	£37,147,694	£35,210,893	£35,026,846	£34,566,726	£31,806,011	£30,272,280
60% LAR : 40% CIR	20%	£42,045,331	£32,453,356	£30,521,365	£30,337,817	£29,878,946	£27,125,727	£25,596,160
60% LAR : 40% CIR	25%	£36,959,347	£27,738,406	£25,811,112	£25,628,010	£25,170,252	£22,423,705	£20,897,846
60% LAR : 40% CIR	30%	£31,854,101	£23,003,489	£21,080,320	£20,897,608	£20,440,827	£17,700,139	£16,177,534
60% LAR : 40% CIR	35%	£26,723,576	£18,248,785	£16,329,173	£16,146,796	£15,690,857	£12,944,015	£11,401,028
60% LAR : 40% CIR	40%	£21,542,588	£13,474,470	£11,550,253	£11,365,381	£10,903,205	£8,130,142	£6,589,552
60% LAR : 40% CIR	45%	£16,342,571	£8,654,155	£6,710,763	£6,526,125	£6,064,534	£3,294,981	£1,756,341
60% LAR : 40% CIR	50%	£11,123,698	£3,792,647	£1,851,165	£1,666,709	£1,205,568	-£1,567,570	-£3,126,157

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone A - Kings Cross Lower
No Units	200	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£68,079,214	£56,904,084	£54,976,867	£54,793,781	£54,336,063	£51,589,761	£50,051,508
60% LAR : 40% CIR	5%	£63,071,996	£52,300,931	£50,380,652	£50,198,223	£49,742,149	£46,986,595	£45,443,151
60% LAR : 40% CIR	10%	£58,044,828	£47,677,410	£45,763,483	£45,580,911	£45,119,404	£42,350,365	£40,812,010
60% LAR : 40% CIR	15%	£52,997,882	£43,033,694	£41,096,893	£40,912,846	£40,452,726	£37,692,011	£36,158,280
60% LAR : 40% CIR	20%	£47,931,331	£38,339,356	£36,407,365	£36,223,817	£35,764,946	£33,011,727	£31,482,160
60% LAR : 40% CIR	25%	£42,845,347	£33,624,406	£31,697,112	£31,514,010	£31,056,252	£28,309,705	£26,783,846
60% LAR : 40% CIR	30%	£37,740,101	£28,889,489	£26,966,320	£26,783,608	£26,326,827	£23,586,139	£22,063,534
60% LAR : 40% CIR	35%	£32,609,576	£24,134,785	£22,215,173	£22,032,796	£21,576,857	£18,830,015	£17,287,028
60% LAR : 40% CIR	40%	£27,428,588	£19,360,470	£17,436,253	£17,251,381	£16,789,205	£14,016,142	£12,475,552
60% LAR : 40% CIR	45%	£22,228,571	£14,540,155	£12,596,763	£12,412,125	£11,950,534	£9,180,981	£7,642,341
60% LAR : 40% CIR	50%	£17,009,698	£9,678,647	£7,737,165	£7,552,709	£7,091,568	£4,318,430	£2,757,843

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£40,179,500	£29,004,370	£27,077,153	£26,894,066	£26,436,349	£23,690,046	£22,151,794
60% LAR : 40% CIR	5%	£35,172,282	£24,401,217	£22,480,938	£22,298,509	£21,842,434	£19,086,881	£17,543,436
60% LAR : 40% CIR	10%	£30,145,114	£19,777,696	£17,863,769	£17,681,197	£17,219,690	£14,450,650	£12,912,296
60% LAR : 40% CIR	15%	£25,098,168	£15,133,980	£13,197,178	£13,013,131	£12,553,012	£9,792,297	£8,258,566
60% LAR : 40% CIR	20%	£20,031,616	£10,439,642	£8,507,651	£8,324,103	£7,865,232	£5,112,013	£3,582,446
60% LAR : 40% CIR	25%	£14,945,633	£5,724,692	£3,797,398	£3,614,296	£3,156,537	£409,991	-£1,115,868
60% LAR : 40% CIR	30%	£9,840,387	£989,775	-£932,396	-£1,116,108	-£1,572,827	-£4,313,376	-£5,836,161
60% LAR : 40% CIR	35%	£4,709,862	-£3,764,929	-£5,684,542	-£5,866,918	-£6,322,857	-£9,069,699	-£10,612,687
60% LAR : 40% CIR	40%	-£471,126	-£8,539,244	-£10,463,462	-£10,648,333	-£11,110,509	-£13,883,573	-£15,424,163
60% LAR : 40% CIR	45%	-£5,671,143	-£13,359,560	-£15,302,952	-£15,487,589	-£15,949,180	-£18,718,733	-£20,257,374
60% LAR : 40% CIR	50%	-£10,890,016	-£18,221,067	-£20,162,549	-£20,347,006	-£20,808,146	-£23,581,284	-£25,141,671

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,740,357	£40,565,227	£38,638,010	£38,454,924	£37,997,206	£35,250,903	£33,712,651
60% LAR : 40% CIR	5%	£46,733,139	£35,962,074	£34,041,795	£33,859,366	£33,403,292	£30,647,738	£29,104,294
60% LAR : 40% CIR	10%	£41,705,971	£31,338,553	£29,424,626	£29,242,054	£28,780,547	£26,011,508	£24,473,153
60% LAR : 40% CIR	15%	£36,659,025	£26,694,837	£24,758,035	£24,573,988	£24,113,869	£21,353,154	£19,819,423
60% LAR : 40% CIR	20%	£31,592,474	£22,000,499	£20,068,508	£19,884,960	£19,426,089	£16,672,870	£15,143,303
60% LAR : 40% CIR	25%	£26,506,490	£17,285,549	£15,358,255	£15,175,153	£14,717,394	£11,970,848	£10,444,989
60% LAR : 40% CIR	30%	£21,401,244	£12,550,632	£10,627,463	£10,444,751	£9,987,970	£7,247,281	£5,724,677
60% LAR : 40% CIR	35%	£16,270,719	£7,795,928	£5,876,315	£5,693,939	£5,238,000	£2,491,158	£948,179
60% LAR : 40% CIR	40%	£11,089,731	£3,021,613	£1,097,395	£912,524	£450,348	-£2,322,715	-£3,863,305
60% LAR : 40% CIR	45%	£5,889,714	-£1,758,103	-£3,742,050	-£3,926,732	-£4,388,323	-£7,157,876	-£8,696,516
60% LAR : 40% CIR	50%	£670,841	-£8,660,210	-£8,601,692	-£9,786,148	-£9,247,289	-£12,020,427	-£13,581,014

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£56,530,643	£45,355,513	£43,428,295	£43,245,209	£42,787,492	£40,041,189	£38,502,936
60% LAR : 40% CIR	5%	£51,523,425	£40,752,360	£38,832,081	£38,649,652	£38,193,577	£35,438,024	£33,894,579
60% LAR : 40% CIR	10%	£46,496,257	£36,128,838	£34,214,912	£34,032,340	£33,570,833	£30,801,793	£29,263,438
60% LAR : 40% CIR	15%	£41,449,311	£31,485,123	£29,548,321	£29,364,274	£28,904,155	£26,143,439	£24,609,709
60% LAR : 40% CIR	20%	£36,382,759	£26,790,785	£24,858,793	£24,675,246	£24,216,375	£21,463,155	£19,933,589
60% LAR : 40% CIR	25%	£31,296,775	£22,075,835	£20,148,541	£19,965,439	£19,507,680	£16,761,134	£15,235,275
60% LAR : 40% CIR	30%	£26,191,529	£17,340,918	£15,417,749	£15,235,036	£14,778,256	£12,037,567	£10,514,962
60% LAR : 40% CIR	35%	£21,061,005	£12,586,214	£10,666,601	£10,484,225	£10,028,285	£7,281,444	£5,738,456
60% LAR : 40% CIR	40%	£15,880,017	£7,811,899	£5,887,681	£5,702,810	£5,240,634	£2,467,570	£926,980
60% LAR : 40% CIR	45%	£10,680,000	£2,991,583	£1,048,191	£863,554	£401,963	-£2,367,590	-£3,906,231
60% LAR : 40% CIR	50%	£5,461,126	-£1,849,924	-£3,811,407	-£3,995,863	-£4,457,003	-£7,230,141	-£8,790,728

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£62,193,214	£51,018,084	£49,090,867	£48,907,781	£48,450,063	£45,703,761	£44,165,508
60% LAR : 40% CIR	5%	£57,185,996	£46,414,931	£44,494,652	£44,312,223	£43,856,149	£41,100,595	£39,557,151
60% LAR : 40% CIR	10%	£52,158,828	£41,791,410	£39,877,483	£39,694,911	£39,233,404	£36,464,365	£34,926,010
60% LAR : 40% CIR	15%	£47,111,882	£37,147,694	£35,210,893	£35,026,846	£34,566,726	£31,806,011	£30,272,280
60% LAR : 40% CIR	20%	£42,045,331	£32,453,356	£30,521,365	£30,337,817	£29,878,946	£27,125,727	£25,596,160
60% LAR : 40% CIR	25%	£36,959,347	£27,738,406	£25,811,112	£25,628,010	£25,170,252	£22,423,705	£20,897,846
60% LAR : 40% CIR	30%	£31,854,101	£23,003,489	£21,080,320	£20,897,608	£20,440,827	£17,700,139	£16,177,534
60% LAR : 40% CIR	35%	£26,723,576	£18,248,785	£16,329,173	£16,146,796	£15,690,857	£12,944,015	£11,401,028
60% LAR : 40% CIR	40%	£21,542,588	£13,474,470	£11,550,253	£11,365,381	£10,903,205	£8,130,142	£6,589,552
60% LAR : 40% CIR	45%	£16,342,571	£8,654,155	£6,710,763	£6,526,125	£6,064,534	£3,294,981	£1,756,341
60% LAR : 40% CIR	50%	£11,123,698	£3,792,647	£1,851,165	£1,666,709	£1,205,568	-£1,567,570	-£3,128,157

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone A - Kings Cross Higher
No Units	200	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£80,645,680	£69,299,570	£67,372,353	£67,189,266	£66,731,549	£63,985,247	£62,459,523
60% LAR : 40% CIR	5%	£75,032,965	£64,076,643	£62,156,364	£61,973,935	£61,517,859	£58,781,412	£57,261,164
60% LAR : 40% CIR	10%	£69,382,049	£58,833,347	£56,919,421	£56,737,592	£56,283,021	£53,555,598	£52,040,362
60% LAR : 40% CIR	15%	£63,705,258	£53,569,857	£51,661,703	£51,480,422	£51,027,217	£48,307,993	£46,793,336
60% LAR : 40% CIR	20%	£58,008,861	£48,286,348	£46,383,392	£46,202,603	£45,750,629	£43,021,191	£41,491,624
60% LAR : 40% CIR	25%	£52,293,031	£42,982,997	£41,080,985	£40,897,881	£40,440,124	£37,693,578	£36,167,719
60% LAR : 40% CIR	30%	£46,557,940	£37,647,770	£35,724,601	£35,541,889	£35,085,107	£32,344,419	£30,821,815
60% LAR : 40% CIR	35%	£40,803,760	£32,267,474	£30,347,861	£30,165,486	£29,709,546	£26,973,909	£25,454,110
60% LAR : 40% CIR	40%	£35,030,664	£26,867,568	£24,950,949	£24,768,856	£24,313,626	£21,582,238	£20,064,802
60% LAR : 40% CIR	45%	£29,221,902	£21,448,233	£19,534,047	£19,352,185	£18,897,530	£16,143,089	£14,604,448
60% LAR : 40% CIR	50%	£23,367,272	£16,007,835	£14,066,354	£13,881,898	£13,420,757	£10,653,918	£9,116,785

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£52,745,966	£41,399,855	£39,472,639	£39,289,552	£38,831,835	£36,085,533	£34,559,808
60% LAR : 40% CIR	5%	£47,133,251	£36,176,929	£34,256,650	£34,074,220	£33,618,145	£30,881,697	£29,361,449
60% LAR : 40% CIR	10%	£41,482,334	£30,933,632	£29,019,706	£28,837,878	£28,383,307	£25,655,883	£24,140,648
60% LAR : 40% CIR	15%	£35,805,543	£25,670,142	£23,761,988	£23,580,707	£23,127,503	£20,408,279	£18,893,621
60% LAR : 40% CIR	20%	£30,109,147	£20,386,634	£18,483,678	£18,302,889	£17,850,915	£15,121,476	£13,591,910
60% LAR : 40% CIR	25%	£24,393,317	£15,083,283	£13,181,271	£12,998,167	£12,540,410	£9,793,863	£8,268,004
60% LAR : 40% CIR	30%	£18,658,226	£9,748,056	£7,824,887	£7,642,175	£7,185,393	£4,444,705	£2,922,100
60% LAR : 40% CIR	35%	£12,904,046	£4,367,760	£2,448,147	£2,265,772	£1,809,832	-£925,805	-£2,445,604
60% LAR : 40% CIR	40%	£7,130,950	-£1,032,146	-£2,948,765	-£3,130,858	-£3,586,089	-£6,317,476	-£7,834,912
60% LAR : 40% CIR	45%	£1,322,188	-£6,451,482	-£8,365,668	-£8,547,529	-£9,002,185	-£11,756,626	-£13,295,266
60% LAR : 40% CIR	50%	-£4,532,443	-£11,891,879	-£13,833,361	-£14,017,817	-£14,478,957	-£17,245,796	-£18,782,929

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£64,306,823	£52,960,712	£51,033,496	£50,850,409	£50,392,692	£47,646,390	£46,120,665
60% LAR : 40% CIR	5%	£58,694,108	£47,737,786	£45,817,507	£45,635,078	£45,179,002	£42,442,555	£40,922,306
60% LAR : 40% CIR	10%	£53,043,191	£42,494,489	£40,580,564	£40,398,735	£39,944,164	£37,216,740	£35,701,505
60% LAR : 40% CIR	15%	£47,366,401	£37,231,000	£35,322,846	£35,141,564	£34,688,360	£31,969,136	£30,454,479
60% LAR : 40% CIR	20%	£41,670,004	£31,947,491	£30,044,535	£29,863,746	£29,411,772	£26,682,334	£25,152,767
60% LAR : 40% CIR	25%	£35,954,174	£26,644,140	£24,742,128	£24,559,024	£24,101,267	£21,354,720	£19,828,861
60% LAR : 40% CIR	30%	£30,219,083	£21,308,913	£19,385,744	£19,203,032	£18,746,250	£16,005,562	£14,482,957
60% LAR : 40% CIR	35%	£24,464,903	£15,928,617	£14,009,004	£13,826,629	£13,370,689	£10,635,052	£9,115,253
60% LAR : 40% CIR	40%	£18,691,807	£10,528,711	£8,612,092	£8,429,999	£7,974,768	£5,243,381	£3,725,945
60% LAR : 40% CIR	45%	£12,883,045	£5,109,375	£3,195,190	£3,013,328	£2,558,673	-£195,758	-£1,724,409
60% LAR : 40% CIR	50%	£7,028,414	-£531,892	-£2,272,503	-£2,456,959	-£2,918,100	-£5,684,939	-£7,222,072

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£69,097,109	£57,750,998	£55,823,782	£55,640,695	£55,182,978	£52,436,676	£50,910,951
60% LAR : 40% CIR	5%	£63,484,393	£52,528,072	£50,607,792	£50,425,363	£49,969,288	£47,232,840	£45,712,592
60% LAR : 40% CIR	10%	£57,833,477	£47,284,775	£45,370,849	£45,189,021	£44,734,450	£42,007,026	£40,491,791
60% LAR : 40% CIR	15%	£52,156,686	£42,021,285	£40,113,131	£39,931,850	£39,478,646	£36,759,422	£35,244,764
60% LAR : 40% CIR	20%	£46,460,290	£36,737,777	£34,834,821	£34,654,032	£34,202,057	£31,472,619	£29,943,052
60% LAR : 40% CIR	25%	£40,744,460	£31,434,426	£29,532,413	£29,349,310	£28,891,553	£26,145,006	£24,619,147
60% LAR : 40% CIR	30%	£35,009,369	£26,099,199	£24,176,030	£23,993,317	£23,536,536	£20,795,848	£19,273,243
60% LAR : 40% CIR	35%	£29,255,189	£20,718,903	£18,799,290	£18,616,914	£18,160,973	£15,425,336	£13,905,539
60% LAR : 40% CIR	40%	£23,482,093	£15,318,997	£13,402,378	£13,220,285	£12,765,054	£10,033,667	£8,516,230
60% LAR : 40% CIR	45%	£17,673,331	£9,899,661	£7,985,475	£7,803,613	£7,348,958	£4,594,517	£3,055,877
60% LAR : 40% CIR	50%	£11,818,700	£4,459,264	£2,517,782	£2,333,326	£1,872,186	-£924,653	-£2,431,747

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£74,759,680	£63,413,570	£61,486,353	£61,303,266	£60,845,549	£58,099,247	£56,573,523
60% LAR : 40% CIR	5%	£69,146,965	£58,190,643	£56,270,364	£56,087,935	£55,631,859	£52,895,412	£51,375,164
60% LAR : 40% CIR	10%	£63,496,049	£52,947,347	£51,033,421	£50,851,592	£50,397,021	£47,669,598	£46,154,362
60% LAR : 40% CIR	15%	£57,819,258	£47,683,857	£45,775,703	£45,594,422	£45,141,217	£42,421,993	£40,907,336
60% LAR : 40% CIR	20%	£52,122,861	£42,400,348	£40,497,392	£40,316,603	£39,864,629	£37,135,191	£35,605,624
60% LAR : 40% CIR	25%	£46,407,031	£37,096,997	£35,194,985	£35,011,881	£34,554,124	£31,807,578	£30,281,719
60% LAR : 40% CIR	30%	£40,671,940	£31,761,770	£29,838,601	£29,655,889	£29,199,107	£26,458,419	£24,935,815
60% LAR : 40% CIR	35%	£34,917,760	£26,381,474	£24,461,861	£24,279,486	£23,823,546	£21,087,909	£19,568,110
60% LAR : 40% CIR	40%	£29,144,664	£20,981,568	£19,064,949	£18,882,856	£18,427,626	£15,696,238	£14,178,802
60% LAR : 40% CIR	45%	£23,335,902	£15,562,233	£13,648,047	£13,466,185	£13,011,530	£10,257,089	£8,718,448
60% LAR : 40% CIR	50%	£17,481,272	£10,121,835	£8,180,354	£7,995,898	£7,534,757	£4,767,918	£3,230,785

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone A - Lower Cenral Zone
No Units	200	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£93,154,592	£81,695,056	£79,767,839	£79,584,751	£75,127,035	£76,380,732	£74,855,009
60% LAR : 40% CIR	5%	£86,916,430	£75,852,355	£73,932,075	£73,749,646	£73,293,571	£70,557,123	£69,036,875
60% LAR : 40% CIR	10%	£80,658,618	£69,989,284	£68,075,357	£67,893,530	£67,438,959	£64,711,535	£63,196,299
60% LAR : 40% CIR	15%	£74,381,327	£64,106,020	£62,197,866	£62,016,584	£61,563,380	£58,844,156	£57,333,475
60% LAR : 40% CIR	20%	£68,084,724	£58,202,736	£56,299,781	£56,118,991	£55,667,018	£52,955,176	£51,448,597
60% LAR : 40% CIR	25%	£61,740,715	£52,279,612	£50,381,283	£50,200,932	£49,750,054	£47,044,785	£45,541,858
60% LAR : 40% CIR	30%	£55,375,778	£46,336,821	£44,442,555	£44,262,589	£43,812,672	£41,102,700	£39,580,095
60% LAR : 40% CIR	35%	£48,991,753	£40,374,539	£38,480,550	£38,298,175	£37,842,236	£35,106,598	£33,586,799
60% LAR : 40% CIR	40%	£42,588,811	£34,374,666	£32,458,046	£32,275,954	£31,820,723	£29,089,336	£27,571,899
60% LAR : 40% CIR	45%	£36,167,125	£28,329,738	£26,415,553	£26,233,691	£25,779,036	£23,051,108	£21,535,591
60% LAR : 40% CIR	50%	£29,724,844	£22,265,558	£20,353,254	£20,171,571	£19,717,361	£16,983,106	£15,445,974

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£65,254,878	£53,795,342	£51,868,124	£51,685,037	£51,227,320	£48,481,018	£46,955,295
60% LAR : 40% CIR	5%	£59,016,716	£47,952,640	£46,032,361	£45,849,932	£45,393,856	£42,657,409	£41,137,161
60% LAR : 40% CIR	10%	£52,758,904	£42,089,570	£40,175,643	£39,993,815	£39,539,245	£36,811,821	£35,296,585
60% LAR : 40% CIR	15%	£46,481,612	£36,206,305	£34,298,151	£34,116,870	£33,663,666	£30,944,442	£29,433,761
60% LAR : 40% CIR	20%	£40,185,010	£30,303,022	£28,400,067	£28,219,277	£27,767,303	£25,055,462	£23,548,883
60% LAR : 40% CIR	25%	£33,841,001	£24,379,898	£22,481,569	£22,301,218	£21,850,340	£19,145,071	£17,642,144
60% LAR : 40% CIR	30%	£27,476,064	£18,437,107	£16,542,840	£16,362,874	£15,912,957	£13,202,986	£11,680,381
60% LAR : 40% CIR	35%	£21,092,038	£12,474,824	£10,580,836	£10,398,461	£9,942,521	£7,206,883	£5,687,085
60% LAR : 40% CIR	40%	£14,689,097	£6,474,952	£4,558,332	£4,376,240	£3,921,008	£1,189,622	-£327,816
60% LAR : 40% CIR	45%	£8,267,410	£430,024	-£1,484,161	-£1,666,063	-£2,120,979	-£4,848,607	-£6,364,123
60% LAR : 40% CIR	50%	£1,825,130	-£5,834,157	-£7,546,460	-£7,728,144	-£8,182,354	-£10,916,608	-£12,453,740

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£76,815,735	£65,356,199	£63,428,981	£63,245,894	£62,788,176	£60,041,875	£58,516,152
60% LAR : 40% CIR	5%	£70,577,573	£59,513,497	£57,593,218	£57,410,789	£56,954,714	£54,218,266	£52,698,018
60% LAR : 40% CIR	10%	£64,319,761	£53,650,427	£51,736,500	£51,554,672	£51,100,102	£48,372,678	£46,857,442
60% LAR : 40% CIR	15%	£58,042,470	£47,767,162	£45,859,008	£45,677,727	£45,224,523	£42,505,299	£40,994,618
60% LAR : 40% CIR	20%	£51,745,867	£41,863,879	£39,960,924	£39,780,134	£39,328,161	£36,616,319	£35,109,740
60% LAR : 40% CIR	25%	£45,401,858	£35,940,755	£34,042,426	£33,862,075	£33,411,197	£30,705,928	£29,203,001
60% LAR : 40% CIR	30%	£39,036,921	£29,997,964	£28,103,698	£27,923,731	£27,473,814	£24,763,843	£23,241,238
60% LAR : 40% CIR	35%	£32,652,896	£24,035,682	£22,141,693	£21,959,318	£21,503,379	£18,767,740	£17,247,942
60% LAR : 40% CIR	40%	£26,249,954	£18,035,809	£16,119,189	£15,937,097	£15,481,865	£12,750,479	£11,233,042
60% LAR : 40% CIR	45%	£19,828,267	£11,990,881	£10,076,696	£9,894,834	£9,440,179	£6,712,251	£5,196,734
60% LAR : 40% CIR	50%	£13,385,987	£5,926,700	£4,014,397	£3,832,714	£3,378,503	£644,249	-£892,883

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£81,606,020	£70,146,485	£68,219,267	£68,036,180	£67,578,463	£64,832,161	£63,306,437
60% LAR : 40% CIR	5%	£75,367,859	£64,303,783	£62,383,504	£62,201,075	£61,744,999	£59,008,552	£57,488,304
60% LAR : 40% CIR	10%	£69,110,047	£58,440,713	£56,526,786	£56,344,958	£55,890,387	£53,162,964	£51,647,728
60% LAR : 40% CIR	15%	£62,832,755	£52,557,448	£50,649,294	£50,468,013	£50,014,808	£47,295,585	£45,784,904
60% LAR : 40% CIR	20%	£56,536,153	£46,654,165	£44,751,210	£44,570,420	£44,118,446	£41,406,605	£39,900,026
60% LAR : 40% CIR	25%	£50,192,144	£40,731,041	£38,832,712	£38,652,361	£38,201,483	£35,496,214	£33,993,287
60% LAR : 40% CIR	30%	£43,827,207	£34,788,249	£32,893,983	£32,714,017	£32,264,100	£29,554,129	£28,031,524
60% LAR : 40% CIR	35%	£37,443,181	£28,825,967	£26,931,979	£26,749,604	£26,293,664	£23,558,026	£22,038,228
60% LAR : 40% CIR	40%	£31,040,240	£22,826,095	£20,909,475	£20,727,383	£20,272,151	£17,540,765	£16,023,327
60% LAR : 40% CIR	45%	£24,618,553	£16,781,167	£14,866,982	£14,685,120	£14,230,465	£11,502,536	£9,987,020
60% LAR : 40% CIR	50%	£18,176,273	£10,716,986	£8,804,683	£8,622,999	£8,168,789	£5,434,535	£3,897,402

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£87,268,582	£75,809,056	£73,881,839	£73,698,751	£73,241,035	£70,494,732	£68,969,009
60% LAR : 40% CIR	5%	£81,030,430	£69,966,355	£68,046,075	£67,863,646	£67,407,571	£64,671,123	£63,150,875
60% LAR : 40% CIR	10%	£74,772,618	£64,103,284	£62,189,357	£62,007,530	£61,552,959	£58,825,535	£57,310,299
60% LAR : 40% CIR	15%	£68,495,327	£58,220,020	£56,311,866	£56,130,584	£55,677,380	£52,958,156	£51,447,475
60% LAR : 40% CIR	20%	£62,198,724	£52,316,736	£50,413,781	£50,232,991	£49,781,018	£47,069,176	£45,562,597
60% LAR : 40% CIR	25%	£55,854,715	£46,393,612	£44,495,283	£44,314,932	£43,864,054	£41,158,785	£39,655,858
60% LAR : 40% CIR	30%	£49,489,778	£40,450,821	£38,556,555	£38,376,589	£37,926,672	£35,216,700	£33,694,095
60% LAR : 40% CIR	35%	£43,105,753	£34,488,539	£32,594,550	£32,412,175	£31,956,236	£29,220,598	£27,700,799
60% LAR : 40% CIR	40%	£36,702,811	£28,488,666	£26,572,046	£26,389,954	£25,934,723	£23,203,336	£21,685,899
60% LAR : 40% CIR	45%	£30,281,125	£22,443,738	£20,529,553	£20,347,691	£19,893,036	£17,165,108	£15,649,591
60% LAR : 40% CIR	50%	£23,838,844	£16,379,558	£14,467,254	£14,285,571	£13,831,361	£11,097,106	£9,559,974

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	

Value Area	**Zone A - Medium Central Zone**

No Units	**200**
Site Area	**0.29 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£122,342,052	£110,450,839	£108,552,586	£108,372,251	£107,921,413	£105,216,384	£103,713,591
60% LAR : 40% CIR	5%	£114,644,517	£103,195,520	£101,304,101	£101,124,413	£100,675,193	£97,979,870	£96,482,470
60% LAR : 40% CIR	10%	£106,927,332	£95,920,137	£94,034,975	£93,855,879	£93,408,141	£90,721,707	£89,226,820
60% LAR : 40% CIR	15%	£99,190,668	£88,624,864	£86,745,387	£86,566,830	£86,120,438	£83,428,535	£81,917,856
60% LAR : 40% CIR	20%	£91,434,692	£81,309,873	£79,435,517	£79,257,232	£78,805,258	£76,093,416	£74,586,837
60% LAR : 40% CIR	25%	£83,669,575	£73,971,712	£72,073,384	£71,893,033	£71,442,154	£68,736,885	£67,233,958
60% LAR : 40% CIR	30%	£75,865,487	£66,582,781	£64,688,515	£64,508,549	£64,058,632	£61,359,133	£59,859,412
60% LAR : 40% CIR	35%	£68,052,597	£59,174,359	£57,283,596	£57,103,961	£56,654,874	£53,960,350	£52,463,392
60% LAR : 40% CIR	40%	£60,221,074	£51,746,622	£49,858,807	£49,679,451	£49,231,062	£46,540,725	£45,046,093
60% LAR : 40% CIR	45%	£52,333,162	£44,299,747	£42,414,329	£42,235,201	£41,787,378	£39,100,448	£37,592,439
60% LAR : 40% CIR	50%	£44,423,264	£36,833,908	£34,950,344	£34,768,705	£34,314,495	£31,589,239	£30,075,207

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£94,442,337	£82,551,125	£80,652,872	£80,472,537	£80,021,698	£77,316,670	£75,813,877
60% LAR : 40% CIR	5%	£86,744,803	£75,295,806	£73,404,387	£73,224,698	£72,775,478	£70,080,156	£68,582,756
60% LAR : 40% CIR	10%	£79,027,618	£68,020,423	£66,135,261	£65,956,165	£65,508,427	£62,821,993	£61,327,105
60% LAR : 40% CIR	15%	£71,290,954	£60,725,149	£58,845,673	£58,667,116	£58,220,724	£55,528,821	£54,018,141
60% LAR : 40% CIR	20%	£63,534,977	£53,410,159	£51,535,803	£51,357,518	£50,905,543	£48,193,702	£46,687,123
60% LAR : 40% CIR	25%	£55,759,860	£46,071,997	£44,173,669	£43,993,318	£43,542,439	£40,837,170	£39,334,243
60% LAR : 40% CIR	30%	£47,965,773	£38,683,067	£36,788,801	£36,608,834	£36,158,917	£33,459,419	£31,959,697
60% LAR : 40% CIR	35%	£40,152,882	£31,274,645	£29,383,881	£29,204,247	£28,755,160	£26,060,636	£24,563,678
60% LAR : 40% CIR	40%	£32,321,360	£23,846,908	£21,959,093	£21,779,737	£21,331,347	£18,641,011	£17,146,379
60% LAR : 40% CIR	45%	£24,433,448	£16,400,033	£14,514,615	£14,335,487	£13,887,664	£11,200,734	£9,692,725
60% LAR : 40% CIR	50%	£16,523,550	£8,934,193	£7,050,630	£6,868,991	£6,414,781	£3,689,524	£2,175,493

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£106,003,194	£94,111,982	£92,213,729	£92,033,394	£91,582,555	£88,877,527	£87,374,734
60% LAR : 40% CIR	5%	£98,305,660	£86,856,663	£84,965,244	£84,785,555	£84,336,335	£81,641,013	£80,143,613
60% LAR : 40% CIR	10%	£90,588,475	£79,581,280	£77,696,118	£77,517,022	£77,069,284	£74,382,850	£72,887,962
60% LAR : 40% CIR	15%	£82,851,811	£72,286,006	£70,406,530	£70,227,973	£69,781,581	£67,089,678	£65,578,998
60% LAR : 40% CIR	20%	£75,095,835	£64,971,016	£63,096,660	£62,918,375	£62,466,400	£59,754,559	£58,247,980
60% LAR : 40% CIR	25%	£67,320,718	£57,632,854	£55,734,526	£55,554,175	£55,103,297	£52,398,027	£50,895,101
60% LAR : 40% CIR	30%	£59,526,630	£50,243,924	£48,349,658	£48,169,691	£47,719,774	£45,020,276	£43,520,554
60% LAR : 40% CIR	35%	£51,713,739	£42,835,502	£40,944,738	£40,765,104	£40,316,017	£37,621,493	£36,124,535
60% LAR : 40% CIR	40%	£43,882,217	£35,407,765	£33,519,950	£33,340,594	£32,892,204	£30,201,868	£28,707,236
60% LAR : 40% CIR	45%	£35,994,305	£27,960,890	£26,075,472	£25,896,344	£25,448,521	£22,761,591	£21,253,582
60% LAR : 40% CIR	50%	£28,084,407	£20,495,050	£18,611,487	£18,429,848	£17,975,638	£15,250,381	£13,736,350

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£110,793,480	£98,902,268	£97,004,015	£96,823,680	£96,372,841	£93,667,813	£92,165,020
60% LAR : 40% CIR	5%	£103,095,946	£91,646,948	£89,755,530	£89,575,841	£89,126,621	£86,431,299	£84,933,899
60% LAR : 40% CIR	10%	£95,378,761	£84,371,566	£82,486,404	£82,307,308	£81,859,569	£79,173,136	£77,678,248
60% LAR : 40% CIR	15%	£87,642,097	£77,076,292	£75,196,816	£75,018,259	£74,571,867	£71,879,964	£70,369,284
60% LAR : 40% CIR	20%	£79,886,120	£69,761,302	£67,886,946	£67,708,660	£67,256,686	£64,544,844	£63,038,266
60% LAR : 40% CIR	25%	£72,111,003	£62,423,140	£60,524,812	£60,344,461	£59,893,582	£57,188,313	£55,685,386
60% LAR : 40% CIR	30%	£64,316,916	£55,034,209	£53,139,943	£52,959,977	£52,510,060	£49,810,561	£48,310,840
60% LAR : 40% CIR	35%	£56,504,025	£47,625,788	£45,735,024	£45,555,390	£45,106,303	£42,411,779	£40,914,821
60% LAR : 40% CIR	40%	£48,672,503	£40,198,051	£38,310,236	£38,130,880	£37,682,490	£34,992,154	£33,497,521
60% LAR : 40% CIR	45%	£40,784,591	£32,751,176	£30,865,758	£30,686,630	£30,238,807	£27,551,877	£26,043,868
60% LAR : 40% CIR	50%	£32,874,692	£25,285,336	£23,401,773	£23,220,134	£22,765,924	£20,040,667	£18,526,636

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£116,456,052	£104,564,839	£102,666,586	£102,486,251	£102,035,413	£99,330,384	£97,827,591
60% LAR : 40% CIR	5%	£108,758,517	£97,309,520	£95,418,101	£95,238,413	£94,789,193	£92,093,870	£90,596,470
60% LAR : 40% CIR	10%	£101,041,332	£90,034,137	£88,148,975	£87,969,879	£87,522,141	£84,835,707	£83,340,820
60% LAR : 40% CIR	15%	£93,304,668	£82,738,864	£80,859,387	£80,680,830	£80,234,438	£77,542,535	£76,031,856
60% LAR : 40% CIR	20%	£85,548,692	£75,423,873	£73,549,517	£73,371,232	£72,919,258	£70,207,416	£68,700,837
60% LAR : 40% CIR	25%	£77,773,575	£68,085,712	£66,187,384	£66,007,033	£65,556,154	£62,850,885	£61,347,958
60% LAR : 40% CIR	30%	£69,979,487	£60,696,781	£58,802,515	£58,622,549	£58,172,632	£55,473,133	£53,973,412
60% LAR : 40% CIR	35%	£62,166,597	£53,288,359	£51,397,596	£51,217,961	£50,768,874	£48,074,350	£46,577,392
60% LAR : 40% CIR	40%	£54,335,074	£45,860,622	£43,972,807	£43,793,451	£43,345,062	£40,654,725	£39,160,093
60% LAR : 40% CIR	45%	£46,447,162	£38,413,747	£36,528,329	£36,349,201	£35,901,378	£33,214,448	£31,706,439
60% LAR : 40% CIR	50%	£38,537,264	£30,947,908	£29,064,344	£28,882,705	£28,428,495	£25,703,239	£24,189,207

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone A - Higher Central Zone
No Units	200	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£139,020,600	£126,862,696	£124,964,442	£124,764,107	£124,333,269	£121,628,241	£120,125,446
60% LAR : 40% CIR	5%	£130,489,138	£118,786,783	£116,895,364	£116,715,675	£116,266,455	£113,571,133	£112,073,733
60% LAR : 40% CIR	10%	£121,938,026	£110,690,808	£108,805,646	£108,626,550	£108,178,810	£105,492,377	£103,999,913
60% LAR : 40% CIR	15%	£113,367,433	£102,574,941	£100,695,465	£100,516,908	£100,070,515	£97,392,157	£95,904,181
60% LAR : 40% CIR	20%	£104,777,530	£94,439,358	£92,565,001	£92,386,929	£91,941,748	£89,270,662	£87,786,725
60% LAR : 40% CIR	25%	£96,168,486	£86,284,230	£84,414,432	£84,236,791	£83,792,689	£81,128,077	£79,629,443
60% LAR : 40% CIR	30%	£87,540,471	£78,109,733	£76,243,935	£76,066,673	£75,623,518	£72,928,253	£71,428,531
60% LAR : 40% CIR	35%	£78,893,653	£69,916,037	£68,026,350	£67,846,715	£67,397,628	£64,703,104	£63,206,147
60% LAR : 40% CIR	40%	£70,228,303	£61,663,011	£59,775,196	£59,595,840	£59,147,451	£56,457,113	£54,962,482
60% LAR : 40% CIR	45%	£61,544,290	£53,389,770	£51,504,353	£51,325,223	£50,877,402	£48,190,470	£46,697,730
60% LAR : 40% CIR	50%	£52,821,205	£45,097,565	£43,214,001	£43,035,048	£42,587,664	£39,903,366	£38,412,088

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£111,120,885	£98,962,981	£97,064,728	£96,884,392	£96,433,554	£93,728,526	£92,225,732
60% LAR : 40% CIR	5%	£102,589,423	£90,887,068	£88,995,650	£88,815,961	£88,366,741	£85,671,419	£84,174,019
60% LAR : 40% CIR	10%	£94,038,312	£82,791,093	£80,905,931	£80,726,836	£80,279,096	£77,592,662	£76,100,199
60% LAR : 40% CIR	15%	£85,467,719	£74,675,226	£72,795,751	£72,617,193	£72,170,801	£69,492,443	£68,004,466
60% LAR : 40% CIR	20%	£76,877,816	£66,539,644	£64,665,287	£64,487,215	£64,042,034	£61,370,948	£59,887,011
60% LAR : 40% CIR	25%	£68,268,772	£58,384,516	£56,514,717	£56,337,077	£55,892,975	£53,228,363	£51,729,729
60% LAR : 40% CIR	30%	£59,640,756	£50,210,018	£48,344,221	£48,166,959	£47,723,804	£45,028,538	£43,528,817
60% LAR : 40% CIR	35%	£50,993,939	£42,016,322	£40,126,636	£39,947,000	£39,497,914	£36,803,390	£35,306,432
60% LAR : 40% CIR	40%	£42,326,489	£33,763,297	£31,875,482	£31,696,126	£31,247,736	£28,557,399	£27,062,768
60% LAR : 40% CIR	45%	£33,644,576	£25,490,055	£23,604,638	£23,425,509	£22,977,688	£20,290,756	£18,798,016
60% LAR : 40% CIR	50%	£24,921,490	£17,197,851	£15,314,287	£15,135,334	£14,687,950	£12,003,651	£10,512,373

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£122,681,743	£110,523,838	£108,625,585	£108,445,249	£107,994,412	£105,289,383	£103,786,589
60% LAR : 40% CIR	5%	£114,150,280	£102,447,926	£100,556,507	£100,376,818	£99,927,598	£97,232,276	£95,734,876
60% LAR : 40% CIR	10%	£105,599,169	£94,351,950	£92,466,788	£92,287,693	£91,839,953	£89,153,519	£87,661,056
60% LAR : 40% CIR	15%	£97,028,576	£86,236,084	£84,356,608	£84,178,050	£83,731,658	£81,053,300	£79,565,324
60% LAR : 40% CIR	20%	£88,438,673	£78,100,501	£76,226,144	£76,048,072	£75,602,891	£72,931,805	£71,447,868
60% LAR : 40% CIR	25%	£79,829,629	£69,945,373	£68,075,575	£67,897,934	£67,453,832	£64,789,220	£63,290,586
60% LAR : 40% CIR	30%	£71,201,614	£61,770,876	£59,905,078	£59,727,816	£59,284,661	£56,589,396	£55,089,674
60% LAR : 40% CIR	35%	£62,554,796	£53,577,179	£51,687,493	£51,507,858	£51,058,771	£48,364,247	£46,867,290
60% LAR : 40% CIR	40%	£53,889,346	£45,324,154	£43,436,339	£43,256,983	£42,808,593	£40,118,256	£38,623,625
60% LAR : 40% CIR	45%	£45,205,433	£37,050,912	£35,165,496	£34,986,366	£34,538,545	£31,851,613	£30,358,873
60% LAR : 40% CIR	50%	£36,482,348	£28,758,708	£26,875,144	£26,696,191	£26,248,807	£23,564,508	£22,073,230

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£127,472,028	£115,314,124	£113,415,871	£113,235,535	£112,784,697	£110,079,669	£108,576,875
60% LAR : 40% CIR	5%	£118,940,566	£107,238,211	£105,346,792	£105,167,104	£104,717,884	£102,022,562	£100,525,161
60% LAR : 40% CIR	10%	£110,389,454	£99,142,236	£97,257,074	£97,077,978	£96,630,239	£93,943,805	£92,451,342
60% LAR : 40% CIR	15%	£101,818,862	£91,026,369	£89,146,894	£88,968,336	£88,521,944	£85,843,586	£84,355,609
60% LAR : 40% CIR	20%	£93,228,959	£82,890,787	£81,016,429	£80,838,358	£80,393,177	£77,722,091	£76,238,154
60% LAR : 40% CIR	25%	£84,619,915	£74,735,659	£72,865,860	£72,688,220	£72,244,117	£69,579,506	£68,080,872
60% LAR : 40% CIR	30%	£75,991,899	£66,561,161	£64,695,364	£64,518,102	£64,074,947	£61,379,681	£59,879,960
60% LAR : 40% CIR	35%	£67,345,082	£58,367,465	£56,477,779	£56,298,143	£55,849,057	£53,154,533	£51,657,575
60% LAR : 40% CIR	40%	£58,679,632	£50,114,439	£48,226,625	£48,047,269	£47,598,879	£44,908,541	£43,413,910
60% LAR : 40% CIR	45%	£49,995,719	£41,841,198	£39,955,781	£39,776,652	£39,328,830	£36,641,899	£35,149,159
60% LAR : 40% CIR	50%	£41,272,633	£33,548,994	£31,665,430	£31,486,477	£31,039,093	£28,354,794	£26,863,516

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£133,134,600	£120,976,696	£119,078,442	£118,898,107	£118,447,269	£115,742,241	£114,239,446
60% LAR : 40% CIR	5%	£124,603,138	£112,900,783	£111,009,364	£110,829,675	£110,380,455	£107,685,133	£106,187,733
60% LAR : 40% CIR	10%	£116,052,026	£104,804,808	£102,919,646	£102,740,550	£102,292,810	£99,606,377	£98,113,913
60% LAR : 40% CIR	15%	£107,481,433	£96,688,941	£94,809,465	£94,630,908	£94,184,515	£91,506,157	£90,018,181
60% LAR : 40% CIR	20%	£98,891,530	£88,553,358	£86,679,001	£86,500,929	£86,055,748	£83,384,662	£81,900,725
60% LAR : 40% CIR	25%	£90,282,486	£80,398,230	£78,528,432	£78,350,791	£77,906,689	£75,242,077	£73,743,443
60% LAR : 40% CIR	30%	£81,654,471	£72,223,733	£70,357,935	£70,180,673	£69,737,518	£67,042,253	£65,542,531
60% LAR : 40% CIR	35%	£73,007,653	£64,030,037	£62,140,350	£61,960,715	£61,511,628	£58,817,104	£57,320,147
60% LAR : 40% CIR	40%	£64,342,203	£55,777,011	£53,889,196	£53,709,840	£53,261,451	£50,571,113	£49,076,482
60% LAR : 40% CIR	45%	£55,658,290	£47,503,770	£45,618,353	£45,439,223	£44,991,402	£42,304,470	£40,811,730
60% LAR : 40% CIR	50%	£46,935,205	£39,211,565	£37,328,001	£37,149,048	£36,701,664	£34,017,366	£32,526,088

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats			Value Area	Zone A - Zone 1 and Eastern Central Zone
No Units	575	2.645	Sales value inflation	Base
Site Area	2.88 Ha		Build cost inflation	Base
			Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£201,648,678	£172,303,956	£167,900,856	£167,483,656	£166,440,659	£160,182,671	£156,706,011
60% LAR : 40% CIR	5%	£188,060,087	£159,785,302	£155,382,465	£154,966,922	£153,928,062	£147,694,909	£144,232,045
60% LAR : 40% CIR	10%	£174,424,691	£147,201,244	£142,814,568	£142,400,553	£141,365,517	£135,155,301	£131,705,180
60% LAR : 40% CIR	15%	£160,742,946	£134,569,494	£130,197,647	£129,785,036	£128,753,510	£122,564,353	£119,125,933
60% LAR : 40% CIR	20%	£147,015,309	£121,890,520	£117,532,185	£117,120,855	£116,092,529	£109,922,573	£106,494,820
60% LAR : 40% CIR	25%	£133,242,235	£109,184,794	£104,818,665	£104,408,492	£103,383,060	£97,230,464	£93,812,355
60% LAR : 40% CIR	30%	£119,424,182	£96,392,783	£92,057,569	£91,648,432	£90,625,590	£84,476,371	£81,033,025
60% LAR : 40% CIR	35%	£105,561,604	£83,574,958	£79,246,723	£78,834,447	£77,803,754	£71,619,603	£68,183,963
60% LAR : 40% CIR	40%	£91,630,178	£70,685,867	£66,325,774	£65,914,302	£64,885,622	£58,713,540	£55,284,604
60% LAR : 40% CIR	45%	£77,626,474	£57,711,145	£53,358,241	£52,947,454	£51,920,487	£45,758,688	£42,312,405
60% LAR : 40% CIR	50%	£63,579,222	£44,691,575	£40,344,607	£39,930,657	£38,894,097	£32,674,734	£29,219,534

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£79,092,197	-£108,436,919	-£112,840,019	-£113,257,219	-£114,300,216	-£120,558,204	-£124,034,864
60% LAR : 40% CIR	5%	-£92,680,788	-£120,955,573	-£125,358,410	-£125,773,953	-£126,812,813	-£133,045,966	-£136,508,830
60% LAR : 40% CIR	10%	-£106,316,184	-£133,539,631	-£137,926,307	-£138,340,322	-£139,375,358	-£145,585,574	-£149,035,695
60% LAR : 40% CIR	15%	-£119,997,929	-£146,171,381	-£150,543,228	-£150,955,839	-£151,987,365	-£158,176,522	-£161,614,942
60% LAR : 40% CIR	20%	-£133,725,566	-£158,850,355	-£163,208,690	-£163,620,020	-£164,648,346	-£170,818,302	-£174,246,055
60% LAR : 40% CIR	25%	-£147,498,640	-£171,576,081	-£175,922,210	-£176,332,383	-£177,357,815	-£183,510,411	-£186,928,520
60% LAR : 40% CIR	30%	-£161,316,683	-£184,348,092	-£188,683,306	-£189,092,443	-£190,115,285	-£196,264,504	-£199,707,850
60% LAR : 40% CIR	35%	-£175,179,271	-£197,165,917	-£201,494,152	-£201,906,428	-£202,937,121	-£209,121,272	-£212,556,912
60% LAR : 40% CIR	40%	-£189,110,697	-£210,055,008	-£214,415,101	-£214,826,573	-£215,855,203	-£222,027,335	-£225,458,271
60% LAR : 40% CIR	45%	-£203,114,401	-£223,025,730	-£227,382,634	-£227,793,421	-£228,820,388	-£234,982,167	-£238,428,470
60% LAR : 40% CIR	50%	-£217,161,653	-£236,049,300	-£240,396,268	-£240,810,218	-£241,846,778	-£248,066,141	-£251,521,341

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£37,238,928	£7,894,206	£3,491,106	£3,073,906	£2,030,909	-£4,227,078	-£7,703,739
60% LAR : 40% CIR	5%	£23,650,337	-£4,624,448	-£9,027,285	-£9,442,828	-£10,481,688	-£16,714,841	-£20,177,705
60% LAR : 40% CIR	10%	£10,014,941	-£17,256,506	-£21,595,182	-£22,009,197	-£23,044,233	-£29,254,449	-£32,704,570
60% LAR : 40% CIR	15%	-£3,666,804	-£29,840,256	-£34,212,103	-£34,624,714	-£35,656,240	-£41,845,397	-£45,283,817
60% LAR : 40% CIR	20%	-£17,394,441	-£42,519,230	-£46,877,565	-£47,288,895	-£48,317,221	-£54,487,177	-£57,914,930
60% LAR : 40% CIR	25%	-£31,167,515	-£55,244,956	-£59,591,085	-£60,001,258	-£61,026,690	-£67,179,286	-£70,597,395
60% LAR : 40% CIR	30%	-£44,985,558	-£68,016,967	-£72,352,181	-£72,761,318	-£73,784,160	-£79,933,379	-£83,376,725
60% LAR : 40% CIR	35%	-£58,848,146	-£80,834,792	-£85,163,027	-£85,575,303	-£86,605,996	-£92,790,147	-£96,225,787
60% LAR : 40% CIR	40%	-£72,779,572	-£93,723,883	-£98,083,976	-£98,495,448	-£99,524,128	-£105,696,210	-£109,125,146
60% LAR : 40% CIR	45%	-£86,783,276	-£106,696,605	-£111,051,509	-£111,462,296	-£112,489,263	-£118,651,042	-£122,097,345
60% LAR : 40% CIR	50%	-£100,830,528	-£119,718,175	-£124,065,143	-£124,479,093	-£125,515,653	-£131,735,016	-£135,190,216

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£85,441,178	£56,096,456	£51,693,356	£51,276,156	£50,233,159	£43,975,171	£40,498,511
60% LAR : 40% CIR	5%	£71,852,587	£43,577,802	£39,174,965	£38,759,422	£37,720,562	£31,487,409	£28,024,545
60% LAR : 40% CIR	10%	£58,217,191	£30,993,744	£26,607,068	£26,193,053	£25,158,017	£18,947,801	£15,497,680
60% LAR : 40% CIR	15%	£44,535,446	£18,361,994	£13,990,147	£13,577,536	£12,546,010	£6,356,853	£2,918,433
60% LAR : 40% CIR	20%	£30,807,809	£5,683,020	£1,324,685	£913,355	-£114,971	-£6,284,927	-£9,712,680
60% LAR : 40% CIR	25%	£17,034,735	-£7,042,706	-£11,398,835	-£11,788,008	-£12,814,440	-£18,977,036	-£22,395,145
60% LAR : 40% CIR	30%	£3,216,682	-£19,814,717	-£24,149,931	-£24,559,068	-£25,581,910	-£31,731,129	-£35,174,475
60% LAR : 40% CIR	35%	-£10,645,896	-£32,632,542	-£36,960,777	-£37,373,053	-£38,403,746	-£44,587,897	-£48,023,537
60% LAR : 40% CIR	40%	-£24,572,322	-£45,521,633	-£49,881,726	-£50,293,198	-£51,321,878	-£57,493,960	-£60,922,896
60% LAR : 40% CIR	45%	-£38,581,026	-£58,496,355	-£62,849,259	-£63,260,046	-£64,287,013	-£70,448,792	-£73,895,095
60% LAR : 40% CIR	50%	-£52,628,278	-£71,515,925	-£75,862,893	-£76,276,843	-£77,313,403	-£83,532,766	-£86,987,966

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£142,420,803	£113,076,081	£108,672,981	£108,255,781	£107,212,784	£100,954,796	£97,478,136
60% LAR : 40% CIR	5%	£128,832,212	£100,557,427	£96,154,590	£95,739,047	£94,700,187	£88,467,034	£85,004,170
60% LAR : 40% CIR	10%	£115,196,816	£87,973,369	£83,586,693	£83,172,678	£82,137,642	£75,927,426	£72,477,305
60% LAR : 40% CIR	15%	£101,515,071	£75,341,619	£70,969,772	£70,557,161	£69,525,635	£63,336,478	£59,898,058
60% LAR : 40% CIR	20%	£87,787,434	£62,662,645	£58,304,310	£57,892,980	£56,864,654	£50,694,698	£47,266,945
60% LAR : 40% CIR	25%	£74,014,360	£49,936,919	£45,590,790	£45,180,617	£44,155,185	£38,002,589	£34,584,480
60% LAR : 40% CIR	30%	£60,196,307	£37,164,908	£32,829,694	£32,420,557	£31,397,715	£25,248,496	£21,805,150
60% LAR : 40% CIR	35%	£46,333,729	£24,347,083	£20,018,848	£19,606,572	£18,575,879	£12,391,728	£8,956,088
60% LAR : 40% CIR	40%	£32,402,303	£11,457,992	£7,097,899	£6,686,427	£5,657,747	-£514,335	-£3,942,971
60% LAR : 40% CIR	45%	£18,398,599	-£3,515,730	-£5,869,834	-£6,280,621	-£7,307,588	-£13,469,187	-£16,915,470
60% LAR : 40% CIR	50%	£4,351,347	-£14,536,300	-£18,883,268	-£19,297,218	-£20,333,778	-£26,553,141	-£30,008,341

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone A - Kings Cross Lower
No Units	575	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£201,648,678	£172,303,956	£167,900,856	£167,483,656	£166,440,659	£160,182,671	£156,706,011
60% LAR : 40% CIR	5%	£188,060,087	£159,785,302	£155,382,465	£154,966,922	£153,928,062	£147,694,909	£144,232,045
60% LAR : 40% CIR	10%	£174,424,691	£147,201,244	£142,814,568	£142,400,553	£141,365,517	£135,155,301	£131,705,180
60% LAR : 40% CIR	15%	£160,742,946	£134,569,494	£130,197,647	£129,785,036	£128,753,510	£122,564,353	£119,125,933
60% LAR : 40% CIR	20%	£147,015,309	£121,890,520	£117,532,185	£117,120,855	£116,092,529	£109,922,573	£106,494,820
60% LAR : 40% CIR	25%	£133,242,235	£109,164,794	£104,818,665	£104,408,492	£103,383,060	£97,230,464	£93,812,355
60% LAR : 40% CIR	30%	£119,424,182	£96,392,783	£92,057,569	£91,648,432	£90,625,590	£84,476,371	£81,033,025
60% LAR : 40% CIR	35%	£105,561,604	£83,574,958	£79,246,723	£78,834,447	£77,803,754	£71,619,603	£68,183,963
60% LAR : 40% CIR	40%	£91,630,178	£70,685,867	£66,325,774	£65,914,302	£64,885,622	£58,713,540	£55,284,604
60% LAR : 40% CIR	45%	£77,626,474	£57,711,145	£53,358,241	£52,947,454	£51,920,487	£45,758,688	£42,312,405
60% LAR : 40% CIR	50%	£63,579,222	£44,691,575	£40,344,607	£39,930,657	£38,894,097	£32,674,734	£29,219,534

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£76,092,197	-£108,436,919	-£112,840,019	-£113,257,219	-£114,300,216	-£120,558,204	-£124,034,864
60% LAR : 40% CIR	5%	-£92,680,788	-£120,955,573	-£125,358,410	-£125,773,953	-£126,812,813	-£133,045,966	-£136,508,830
60% LAR : 40% CIR	10%	-£106,316,184	-£133,539,631	-£137,926,307	-£138,340,322	-£139,375,358	-£145,585,574	-£149,035,695
60% LAR : 40% CIR	15%	-£119,997,929	-£146,171,381	-£150,543,228	-£150,955,839	-£151,987,365	-£158,176,522	-£161,614,942
60% LAR : 40% CIR	20%	-£133,725,566	-£158,850,355	-£163,208,690	-£163,620,020	-£164,648,346	-£170,818,302	-£174,246,055
60% LAR : 40% CIR	25%	-£147,496,640	-£171,576,081	-£175,922,210	-£176,332,383	-£177,357,815	-£183,510,411	-£186,928,520
60% LAR : 40% CIR	30%	-£161,316,693	-£184,348,092	-£188,683,306	-£189,092,443	-£190,115,285	-£196,264,504	-£199,707,850
60% LAR : 40% CIR	35%	-£175,179,271	-£197,165,917	-£201,494,152	-£201,906,428	-£202,937,121	-£209,121,272	-£212,556,912
60% LAR : 40% CIR	40%	-£189,110,697	-£210,055,008	-£214,415,101	-£214,826,573	-£215,860,253	-£222,037,335	-£225,456,271
60% LAR : 40% CIR	45%	-£203,114,401	-£223,029,730	-£227,382,634	-£227,793,421	-£228,826,388	-£234,982,187	-£238,428,470
60% LAR : 40% CIR	50%	-£217,161,653	-£236,049,300	-£240,396,268	-£240,810,218	-£241,846,778	-£248,066,141	-£251,521,341

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£37,238,928	£7,894,206	£3,491,106	£3,073,906	£2,030,909	-£4,227,079	-£7,703,739
60% LAR : 40% CIR	5%	£23,650,337	-£4,624,448	-£9,027,285	-£9,442,828	-£10,481,688	-£16,714,841	-£20,177,705
60% LAR : 40% CIR	10%	£10,014,941	-£17,208,506	-£21,595,182	-£22,009,197	-£23,044,233	-£29,254,449	-£32,704,570
60% LAR : 40% CIR	15%	-£3,669,804	-£29,840,256	-£34,212,103	-£34,624,714	-£35,656,240	-£41,845,397	-£45,283,817
60% LAR : 40% CIR	20%	-£17,394,441	-£42,519,230	-£46,877,565	-£47,288,895	-£48,317,221	-£54,487,177	-£57,914,930
60% LAR : 40% CIR	25%	-£31,167,515	-£55,244,956	-£59,591,085	-£60,001,258	-£61,026,690	-£67,179,286	-£70,597,395
60% LAR : 40% CIR	30%	-£44,985,568	-£68,016,967	-£72,352,181	-£72,761,318	-£73,784,160	-£79,933,379	-£83,376,725
60% LAR : 40% CIR	35%	-£58,848,146	-£80,834,792	-£85,163,027	-£85,575,303	-£86,605,996	-£92,790,147	-£96,225,787
60% LAR : 40% CIR	40%	-£72,779,572	-£93,723,883	-£98,083,976	-£98,495,448	-£99,529,128	-£105,696,210	-£109,125,146
60% LAR : 40% CIR	45%	-£86,783,276	-£106,698,605	-£111,051,509	-£111,462,296	-£112,495,263	-£118,651,062	-£122,097,345
60% LAR : 40% CIR	50%	-£100,830,528	-£119,718,175	-£124,065,143	-£124,479,093	-£125,515,653	-£131,735,016	-£135,190,216

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£85,441,178	£56,096,456	£51,693,356	£51,276,156	£50,233,159	£43,975,171	£40,498,511
60% LAR : 40% CIR	5%	£71,852,587	£43,577,802	£39,174,965	£38,759,422	£37,720,562	£31,487,409	£28,024,545
60% LAR : 40% CIR	10%	£58,217,191	£30,993,744	£26,607,068	£26,193,053	£25,158,017	£18,947,801	£15,497,680
60% LAR : 40% CIR	15%	£44,535,446	£18,361,994	£13,990,147	£13,577,536	£12,546,010	£6,356,853	£2,918,433
60% LAR : 40% CIR	20%	£30,807,809	£5,683,020	£1,324,685	£913,355	-£114,971	-£6,284,927	-£9,712,680
60% LAR : 40% CIR	25%	£17,034,735	-£7,042,706	-£11,388,835	-£11,799,008	-£12,824,440	-£18,977,036	-£22,395,145
60% LAR : 40% CIR	30%	£3,216,682	-£18,814,717	-£24,149,931	-£24,559,068	-£25,581,910	-£31,731,129	-£35,174,475
60% LAR : 40% CIR	35%	-£10,645,896	-£32,632,542	-£36,960,777	-£37,373,053	-£38,403,746	-£44,587,897	-£48,023,537
60% LAR : 40% CIR	40%	-£24,577,322	-£45,521,633	-£49,881,726	-£50,293,198	-£51,321,878	-£57,493,960	-£60,922,896
60% LAR : 40% CIR	45%	-£38,581,026	-£58,496,355	-£62,849,259	-£63,260,046	-£64,287,013	-£70,448,812	-£73,895,095
60% LAR : 40% CIR	50%	-£52,628,278	-£71,515,925	-£75,862,893	-£76,276,843	-£77,313,403	-£83,532,766	-£86,987,966

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£142,420,803	£113,076,081	£108,672,981	£108,255,781	£107,212,784	£100,954,796	£97,478,136
60% LAR : 40% CIR	5%	£128,832,212	£100,557,427	£96,154,590	£95,739,047	£94,700,187	£88,467,034	£85,004,170
60% LAR : 40% CIR	10%	£115,196,816	£87,973,369	£83,586,693	£83,172,678	£82,137,642	£75,927,426	£72,477,305
60% LAR : 40% CIR	15%	£101,515,071	£75,341,619	£70,969,772	£70,557,161	£69,525,635	£63,336,478	£59,898,058
60% LAR : 40% CIR	20%	£87,787,434	£62,662,645	£58,304,310	£57,892,980	£56,864,654	£50,694,698	£47,266,945
60% LAR : 40% CIR	25%	£74,014,360	£49,936,919	£45,590,790	£45,180,617	£44,155,185	£38,002,589	£34,584,480
60% LAR : 40% CIR	30%	£60,196,307	£37,164,908	£32,829,694	£32,420,557	£31,397,715	£25,248,496	£21,805,150
60% LAR : 40% CIR	35%	£46,333,729	£24,347,083	£20,018,848	£19,606,572	£18,575,879	£12,391,728	£8,956,088
60% LAR : 40% CIR	40%	£32,402,303	£11,457,992	£7,097,899	£6,686,427	£5,657,747	-£514,135	-£3,943,071
60% LAR : 40% CIR	45%	£18,398,599	-£1,516,720	-£5,869,624	-£6,280,421	-£7,307,388	-£13,469,187	-£16,915,470
60% LAR : 40% CIR	50%	£4,351,347	-£14,536,300	-£18,883,268	-£19,297,218	-£20,333,778	-£26,553,141	-£30,008,341

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone A - Kings Cross Higher
No Units	575	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£235,283,928	£205,419,275	£201,038,872	£200,625,442	£199,591,868	£193,390,424	£189,945,177
60% LAR : 40% CIR	5%	£220,030,857	£191,263,799	£186,900,742	£186,488,953	£185,459,481	£179,262,645	£175,851,069
60% LAR : 40% CIR	10%	£204,712,789	£177,060,595	£172,713,554	£172,303,280	£171,277,595	£165,111,866	£161,661,745
60% LAR : 40% CIR	15%	£189,348,372	£162,810,129	£158,477,784	£158,068,902	£157,045,822	£150,856,665	£147,418,244
60% LAR : 40% CIR	20%	£173,938,062	£148,512,868	£144,160,244	£143,748,913	£142,720,587	£136,550,630	£133,122,877
60% LAR : 40% CIR	25%	£158,482,317	£134,128,597	£129,782,470	£129,372,297	£128,346,864	£122,194,268	£118,776,159
60% LAR : 40% CIR	30%	£142,981,591	£119,692,334	£115,357,120	£114,947,983	£113,925,140	£107,788,082	£104,378,607
60% LAR : 40% CIR	35%	£127,436,341	£105,210,255	£100,884,678	£100,476,457	£99,455,903	£93,332,580	£89,930,734
60% LAR : 40% CIR	40%	£111,847,025	£90,682,832	£86,365,625	£85,958,201	£84,939,638	£78,821,427	£75,392,492
60% LAR : 40% CIR	45%	£96,214,099	£76,110,535	£71,790,471	£71,379,684	£70,352,718	£64,190,919	£60,767,698
60% LAR : 40% CIR	50%	£80,492,200	£61,448,149	£57,101,181	£56,690,963	£55,665,416	£49,512,136	£46,093,646

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£45,456,947	-£75,321,600	-£79,702,003	-£80,115,433	-£81,149,007	-£87,350,451	-£90,795,698
60% LAR : 40% CIR	5%	-£60,710,018	-£89,477,076	-£93,840,133	-£94,251,922	-£95,281,394	-£101,458,230	-£104,889,806
60% LAR : 40% CIR	10%	-£76,028,086	-£103,680,280	-£108,027,321	-£108,437,595	-£109,463,280	-£115,629,009	-£119,079,130
60% LAR : 40% CIR	15%	-£91,392,503	-£117,930,746	-£122,263,091	-£122,671,973	-£123,695,053	-£129,884,210	-£133,322,631
60% LAR : 40% CIR	20%	-£106,802,813	-£132,228,007	-£136,580,631	-£136,991,962	-£138,020,288	-£144,190,245	-£147,617,998
60% LAR : 40% CIR	25%	-£122,256,558	-£146,612,278	-£150,958,405	-£151,368,578	-£152,394,011	-£158,546,607	-£161,964,716
60% LAR : 40% CIR	30%	-£137,759,284	-£161,048,541	-£165,383,755	-£165,792,892	-£166,815,735	-£172,952,793	-£176,362,268
60% LAR : 40% CIR	35%	-£153,304,534	-£175,530,620	-£179,856,197	-£180,264,418	-£181,284,972	-£187,408,295	-£190,810,141
60% LAR : 40% CIR	40%	-£168,893,850	-£190,058,043	-£194,375,250	-£194,782,674	-£195,801,237	-£201,919,448	-£205,348,383
60% LAR : 40% CIR	45%	-£184,526,776	-£204,630,340	-£208,950,404	-£209,361,191	-£210,388,157	-£216,549,996	-£219,973,177
60% LAR : 40% CIR	50%	-£200,248,675	-£219,292,726	-£223,639,894	-£224,049,912	-£225,075,459	-£231,228,739	-£234,647,229

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£70,874,178	£41,009,525	£36,629,122	£36,215,692	£35,182,118	£28,980,674	£25,535,427
60% LAR : 40% CIR	5%	£55,621,107	£26,854,049	£22,490,992	£22,079,203	£21,049,731	£14,872,895	£11,441,319
60% LAR : 40% CIR	10%	£40,303,039	£12,650,845	£8,303,804	£7,893,530	£6,867,845	£702,116	-£27,749,000
60% LAR : 40% CIR	15%	£24,938,622	-£1,599,621	-£5,931,966	-£6,340,848	-£7,363,928	-£13,553,081	-£16,991,506
60% LAR : 40% CIR	20%	£9,528,312	-£15,896,682	-£20,249,506	-£20,660,837	-£21,689,163	-£27,859,120	-£31,286,873
60% LAR : 40% CIR	25%	-£5,927,433	-£30,281,153	-£34,627,280	-£35,037,453	-£36,062,886	-£42,215,492	-£45,633,591
60% LAR : 40% CIR	30%	-£21,428,159	-£44,717,416	-£49,052,630	-£49,461,767	-£50,484,610	-£56,621,668	-£60,031,143
60% LAR : 40% CIR	35%	-£36,973,409	-£59,199,495	-£63,525,072	-£63,933,293	-£64,953,847	-£71,077,170	-£74,479,016
60% LAR : 40% CIR	40%	-£52,562,725	-£73,726,918	-£78,044,125	-£78,451,549	-£79,470,112	-£85,588,323	-£89,017,258
60% LAR : 40% CIR	45%	-£68,195,651	-£88,299,215	-£92,619,279	-£93,030,066	-£94,057,032	-£100,218,831	-£103,642,052
60% LAR : 40% CIR	50%	-£83,917,550	-£102,961,601	-£107,308,589	-£107,718,787	-£108,744,334	-£114,897,614	-£118,316,104

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£119,076,428	£89,211,775	£84,831,372	£84,417,942	£83,384,368	£77,182,924	£73,737,677
60% LAR : 40% CIR	5%	£103,823,357	£75,056,299	£70,693,242	£70,281,453	£69,251,981	£63,075,145	£59,643,569
60% LAR : 40% CIR	10%	£88,505,289	£60,853,095	£56,506,054	£56,095,780	£55,070,095	£48,904,366	£45,454,245
60% LAR : 40% CIR	15%	£73,140,872	£46,602,629	£42,270,284	£41,861,402	£40,838,322	£34,649,165	£31,210,744
60% LAR : 40% CIR	20%	£57,730,562	£32,305,368	£27,952,744	£27,541,413	£26,513,087	£20,343,130	£16,915,377
60% LAR : 40% CIR	25%	£42,274,817	£17,921,097	£13,574,970	£13,164,797	£12,139,364	£5,986,768	£2,568,659
60% LAR : 40% CIR	30%	£26,774,091	£3,484,834	-£850,080	-£1,260,917	-£2,282,360	-£8,419,418	-£11,828,893
60% LAR : 40% CIR	35%	£11,228,841	-£10,997,245	-£15,322,822	-£15,731,043	-£16,751,597	-£22,874,920	-£26,276,766
60% LAR : 40% CIR	40%	-£4,360,475	-£25,524,668	-£29,841,875	-£30,249,299	-£31,267,862	-£37,386,073	-£40,815,008
60% LAR : 40% CIR	45%	-£19,993,401	-£40,096,965	-£44,417,029	-£44,827,816	-£45,854,782	-£52,016,581	-£55,439,802
60% LAR : 40% CIR	50%	-£35,715,300	-£54,759,351	-£59,106,319	-£59,516,537	-£60,542,084	-£66,695,364	-£70,113,854

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£176,056,053	£146,191,400	£141,810,997	£141,397,567	£140,363,993	£134,162,549	£130,717,302
60% LAR : 40% CIR	5%	£160,802,982	£132,035,924	£127,672,867	£127,261,078	£126,231,606	£120,054,770	£116,623,194
60% LAR : 40% CIR	10%	£145,484,914	£117,832,720	£113,485,679	£113,075,405	£112,049,720	£105,883,991	£102,433,870
60% LAR : 40% CIR	15%	£130,120,497	£103,582,254	£99,249,909	£98,841,027	£97,817,947	£91,628,790	£88,190,369
60% LAR : 40% CIR	20%	£114,710,187	£89,284,993	£84,932,369	£84,521,038	£83,492,712	£77,322,755	£73,895,002
60% LAR : 40% CIR	25%	£99,254,442	£74,900,722	£70,554,595	£70,144,422	£69,118,989	£62,966,393	£59,548,284
60% LAR : 40% CIR	30%	£83,753,716	£60,464,459	£56,129,245	£55,720,108	£54,697,265	£48,560,207	£45,150,732
60% LAR : 40% CIR	35%	£68,208,466	£45,982,380	£41,656,803	£41,248,582	£40,228,028	£34,104,705	£30,702,859
60% LAR : 40% CIR	40%	£52,619,150	£31,454,957	£27,137,750	£26,730,326	£25,711,763	£19,593,552	£16,164,617
60% LAR : 40% CIR	45%	£36,986,224	£16,882,660	£12,562,596	£12,151,809	£11,124,843	£4,963,044	£1,539,823
60% LAR : 40% CIR	50%	£21,264,325	£2,220,274	-£2,126,694	-£2,536,912	-£3,562,459	-£9,715,739	-£13,134,229

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone A - Lower Cenral Zone
No Units	575	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£268,823,235	£238,534,593	£234,154,190	£233,740,760	£232,707,186	£226,505,742	£223,080,495
60% LAR : 40% CIR	5%	£251,903,825	£222,723,350	£218,360,294	£217,948,506	£216,919,032	£210,742,198	£207,310,622
60% LAR : 40% CIR	10%	£234,937,995	£206,864,382	£202,517,340	£202,107,066	£201,081,382	£194,927,276	£191,508,329
60% LAR : 40% CIR	15%	£217,926,197	£190,958,150	£186,625,805	£186,216,923	£185,194,716	£179,061,480	£175,654,128
60% LAR : 40% CIR	20%	£200,860,816	£175,005,123	£170,686,167	£170,278,553	£169,259,518	£163,145,310	£159,748,527
60% LAR : 40% CIR	25%	£183,722,399	£159,005,765	£154,698,905	£154,292,438	£153,276,271	£147,158,072	£143,739,964
60% LAR : 40% CIR	30%	£166,539,001	£142,960,541	£138,656,671	£138,247,534	£137,224,691	£131,087,633	£127,678,157
60% LAR : 40% CIR	35%	£149,311,080	£126,845,552	£122,519,975	£122,111,754	£121,091,200	£114,967,877	£111,566,031
60% LAR : 40% CIR	40%	£132,039,091	£110,653,875	£106,336,670	£105,929,245	£104,910,683	£98,799,309	£95,404,101
60% LAR : 40% CIR	45%	£114,723,491	£94,417,324	£90,107,235	£89,700,489	£88,683,624	£82,582,434	£79,192,883
60% LAR : 40% CIR	50%	£97,364,739	£78,136,367	£73,832,156	£73,425,973	£72,410,513	£66,268,709	£62,850,220

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,817,645	-£42,206,282	-£46,586,685	-£47,000,115	-£48,033,689	-£54,235,133	-£57,660,380
60% LAR : 40% CIR	5%	-£28,837,050	-£58,017,525	-£62,380,581	-£62,792,369	-£63,821,843	-£69,998,677	-£73,430,253
60% LAR : 40% CIR	10%	-£45,802,880	-£73,876,493	-£78,223,535	-£78,633,809	-£79,659,493	-£85,813,699	-£89,232,646
60% LAR : 40% CIR	15%	-£62,814,678	-£89,782,725	-£94,115,070	-£94,523,952	-£95,546,159	-£101,679,395	-£105,086,747
60% LAR : 40% CIR	20%	-£79,880,059	-£105,735,752	-£110,054,708	-£110,462,322	-£111,481,357	-£117,595,565	-£120,992,348
60% LAR : 40% CIR	25%	-£97,018,476	-£121,735,110	-£126,041,970	-£126,448,437	-£127,466,604	-£133,582,803	-£137,000,911
60% LAR : 40% CIR	30%	-£114,201,874	-£137,780,334	-£142,084,204	-£142,493,341	-£143,516,184	-£149,653,242	-£153,062,718
60% LAR : 40% CIR	35%	-£131,429,795	-£153,895,323	-£158,220,900	-£158,629,121	-£159,649,675	-£165,772,998	-£169,174,844
60% LAR : 40% CIR	40%	-£148,701,784	-£170,087,000	-£174,404,205	-£174,811,530	-£175,830,182	-£181,941,566	-£185,336,774
60% LAR : 40% CIR	45%	-£166,017,384	-£186,323,551	-£190,633,640	-£191,040,386	-£192,057,251	-£198,158,441	-£201,547,992
60% LAR : 40% CIR	50%	-£183,376,136	-£202,604,508	-£206,908,719	-£207,314,902	-£208,330,362	-£214,472,166	-£217,890,655

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£104,413,485	£74,124,843	£69,744,440	£69,331,010	£68,297,436	£62,095,992	£58,650,745
60% LAR : 40% CIR	5%	£87,494,075	£58,313,600	£53,950,544	£53,538,756	£52,509,282	£46,332,448	£42,900,872
60% LAR : 40% CIR	10%	£70,528,245	£42,454,632	£38,107,590	£37,697,316	£36,671,632	£30,517,526	£27,098,579
60% LAR : 40% CIR	15%	£53,516,447	£26,548,400	£22,216,055	£21,807,173	£20,784,966	£14,651,730	£11,244,378
60% LAR : 40% CIR	20%	£36,451,066	£10,595,373	£6,276,417	£5,868,803	£4,849,768	-£1,264,440	-£4,661,223
60% LAR : 40% CIR	25%	£19,312,649	-£5,403,985	-£9,710,845	-£10,117,312	-£11,133,479	-£17,251,678	-£20,669,786
60% LAR : 40% CIR	30%	£2,129,251	-£21,449,209	-£25,753,079	-£26,162,216	-£27,185,059	-£33,322,117	-£36,731,593
60% LAR : 40% CIR	35%	-£15,098,670	-£37,564,198	-£41,889,775	-£42,297,996	-£43,318,550	-£49,441,873	-£52,843,719
60% LAR : 40% CIR	40%	-£32,370,659	-£53,755,875	-£58,073,080	-£58,480,505	-£59,499,067	-£65,610,441	-£69,005,649
60% LAR : 40% CIR	45%	-£49,686,259	-£69,992,426	-£74,302,515	-£74,709,261	-£75,726,126	-£81,827,316	-£85,216,867
60% LAR : 40% CIR	50%	-£67,045,011	-£86,273,383	-£90,577,594	-£90,983,777	-£91,999,237	-£98,141,041	-£101,559,530

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£152,615,735	£122,327,093	£117,946,690	£117,533,260	£116,499,686	£110,298,242	£106,852,995
60% LAR : 40% CIR	5%	£135,696,325	£106,515,850	£102,152,794	£101,741,006	£100,711,532	£94,534,698	£91,103,122
60% LAR : 40% CIR	10%	£118,730,495	£90,656,882	£86,309,840	£85,899,566	£84,873,882	£78,719,776	£75,300,829
60% LAR : 40% CIR	15%	£101,718,697	£74,750,650	£70,418,305	£70,009,423	£68,987,216	£62,853,980	£59,446,628
60% LAR : 40% CIR	20%	£84,653,316	£58,797,623	£54,478,667	£54,071,053	£53,052,018	£46,937,810	£43,541,027
60% LAR : 40% CIR	25%	£67,514,899	£42,798,265	£38,491,405	£38,084,938	£37,068,771	£30,950,572	£27,532,464
60% LAR : 40% CIR	30%	£50,331,501	£26,753,041	£22,449,171	£22,040,034	£21,017,191	£14,880,133	£11,470,657
60% LAR : 40% CIR	35%	£33,103,580	£10,638,052	£6,312,475	£5,904,254	£4,883,700	-£1,239,623	-£4,641,469
60% LAR : 40% CIR	40%	£15,831,591	-£5,553,625	-£9,870,630	-£10,278,255	-£11,296,813	-£17,408,191	-£20,803,399
60% LAR : 40% CIR	45%	£1,484,003	-£21,790,176	-£26,100,265	-£26,507,011	-£27,523,876	-£33,625,066	-£37,014,617
60% LAR : 40% CIR	50%	-£18,842,761	-£38,071,133	-£42,375,344	-£42,781,527	-£43,796,987	-£49,938,791	-£53,357,280

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£209,595,360	£179,306,718	£174,926,315	£174,512,885	£173,479,311	£167,277,867	£163,832,620
60% LAR : 40% CIR	5%	£192,675,950	£163,495,475	£159,132,419	£158,720,631	£157,691,157	£151,514,323	£148,082,747
60% LAR : 40% CIR	10%	£175,710,120	£147,636,507	£143,289,465	£142,879,191	£141,853,507	£135,699,401	£132,280,454
60% LAR : 40% CIR	15%	£158,698,322	£131,730,275	£127,397,930	£126,989,048	£125,966,841	£119,833,605	£116,426,253
60% LAR : 40% CIR	20%	£141,632,941	£115,777,248	£111,458,292	£111,050,678	£110,031,643	£103,917,435	£100,520,652
60% LAR : 40% CIR	25%	£124,494,524	£99,777,890	£95,471,030	£95,064,563	£94,048,396	£87,930,197	£84,512,089
60% LAR : 40% CIR	30%	£107,311,126	£83,732,666	£79,428,796	£79,019,659	£77,996,816	£71,859,758	£68,450,282
60% LAR : 40% CIR	35%	£90,083,205	£67,617,677	£63,292,100	£62,883,879	£61,863,325	£55,740,002	£52,338,156
60% LAR : 40% CIR	40%	£72,811,216	£51,426,000	£47,108,795	£46,701,370	£45,682,808	£39,571,434	£36,176,226
60% LAR : 40% CIR	45%	£55,495,616	£35,189,449	£30,879,360	£30,472,614	£29,455,749	£23,354,559	£19,965,008
60% LAR : 40% CIR	50%	£38,136,864	£18,908,492	£14,604,281	£14,198,098	£13,182,638	£7,040,834	£3,622,345

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats	

Value Area	**Zone A - Medium Central Zone**

No Units	**575**
Site Area	**2.88 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£347,081,617	£315,766,452	£311,422,077	£311,009,836	£309,976,262	£303,774,818	£300,329,571
60% LAR : 40% CIR	5%	£326,249,288	£296,125,882	£291,765,917	£291,354,128	£290,324,655	£284,147,820	£280,716,244
60% LAR : 40% CIR	10%	£305,370,539	£276,406,550	£272,059,509	£271,649,235	£270,623,550	£264,499,445	£261,050,497
60% LAR : 40% CIR	15%	£284,445,822	£256,636,865	£252,304,519	£251,895,636	£250,873,431	£244,740,195	£241,332,841
60% LAR : 40% CIR	20%	£263,475,590	£236,820,384	£232,501,428	£232,093,814	£231,074,779	£224,960,571	£221,563,788
60% LAR : 40% CIR	25%	£242,460,295	£216,957,572	£212,650,712	£212,244,245	£211,228,077	£205,131,072	£201,743,848
60% LAR : 40% CIR	30%	£221,400,390	£197,048,894	£192,752,851	£192,347,411	£191,333,809	£185,252,202	£181,873,531
60% LAR : 40% CIR	35%	£200,296,329	£177,094,816	£172,808,322	£172,403,790	£171,392,457	£165,324,459	£161,953,350
60% LAR : 40% CIR	40%	£179,148,563	£157,095,803	£152,817,605	£152,413,861	£151,404,502	£145,348,347	£141,983,816
60% LAR : 40% CIR	45%	£157,912,076	£137,052,321	£132,781,176	£132,378,105	£131,370,427	£125,298,277	£121,908,727
60% LAR : 40% CIR	50%	£136,627,088	£116,964,835	£112,664,741	£112,258,557	£111,243,098	£105,150,343	£101,765,478

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

	£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£66,340,742	£35,025,577	£30,681,202	£30,268,961	£29,235,387	£23,033,943	£19,588,696
60% LAR : 40% CIR	5%	£45,508,413	£15,385,007	£11,025,042	£10,613,253	£9,583,780	£3,406,945	-£24,631
60% LAR : 40% CIR	10%	£24,629,664	£5,334,525	-£9,681,360	-£9,991,040	-£10,171,325	-£16,271,430	-£19,890,378
60% LAR : 40% CIR	15%	£3,704,947	-£24,104,010	-£28,436,356	-£28,845,239	-£29,867,444	-£36,000,680	-£39,408,034
60% LAR : 40% CIR	20%	-£17,265,285	-£43,920,491	-£48,239,447	-£48,647,061	-£49,666,096	-£55,780,304	-£59,177,087
60% LAR : 40% CIR	25%	-£38,280,580	-£63,783,303	-£68,090,163	-£68,496,630	-£69,512,798	-£75,609,803	-£78,997,027
60% LAR : 40% CIR	30%	-£59,340,485	-£83,691,981	-£87,988,024	-£88,393,464	-£89,407,066	-£95,488,673	-£98,867,344
60% LAR : 40% CIR	35%	-£80,444,546	-£103,646,059	-£107,932,553	-£108,337,085	-£109,348,418	-£115,416,416	-£118,787,525
60% LAR : 40% CIR	40%	-£101,592,312	-£123,645,072	-£127,923,270	-£128,327,014	-£129,336,373	-£135,392,528	-£138,757,059
60% LAR : 40% CIR	45%	-£122,828,799	-£143,688,554	-£147,959,699	-£148,362,770	-£149,370,448	-£155,442,598	-£158,832,148
60% LAR : 40% CIR	50%	-£144,113,787	-£163,776,040	-£168,076,134	-£168,482,318	-£169,497,777	-£175,590,532	-£178,975,397

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

	£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£182,671,867	£151,356,702	£147,012,327	£146,600,086	£145,566,512	£139,365,068	£135,919,821
60% LAR : 40% CIR	5%	£161,839,538	£131,716,132	£127,356,167	£126,944,378	£125,914,905	£119,738,070	£116,306,494
60% LAR : 40% CIR	10%	£140,960,789	£111,996,800	£107,649,759	£107,239,485	£106,213,800	£100,059,695	£96,640,747
60% LAR : 40% CIR	15%	£120,036,072	£92,227,115	£87,894,769	£87,485,886	£86,463,681	£80,330,445	£76,923,091
60% LAR : 40% CIR	20%	£99,065,840	£72,410,634	£68,091,678	£67,684,064	£66,665,029	£60,550,821	£57,154,038
60% LAR : 40% CIR	25%	£78,050,545	£52,547,822	£48,240,962	£47,834,495	£46,818,327	£40,721,322	£37,334,098
60% LAR : 40% CIR	30%	£56,990,640	£32,638,144	£28,343,101	£27,937,661	£26,924,059	£20,842,452	£17,463,781
60% LAR : 40% CIR	35%	£35,886,579	£12,685,066	£8,398,572	£7,994,040	£6,982,707	£914,709	-£2,456,400
60% LAR : 40% CIR	40%	£14,738,813	-£7,313,947	-£11,592,145	-£11,995,889	-£13,005,248	-£19,061,403	-£22,425,934
60% LAR : 40% CIR	45%	£6,497,804	-£27,357,426	-£31,628,574	-£32,031,645	-£33,039,323	-£39,111,473	-£42,501,023
60% LAR : 40% CIR	50%	-£27,762,662	-£47,444,915	-£51,745,009	-£52,151,193	-£53,166,652	-£59,259,407	-£62,644,272

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

	£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£230,874,117	£199,558,952	£195,214,577	£194,802,336	£183,768,762	£187,567,318	£184,122,071
60% LAR : 40% CIR	5%	£210,041,788	£179,918,382	£175,558,417	£175,146,628	£174,117,155	£167,940,320	£164,508,744
60% LAR : 40% CIR	10%	£189,163,039	£160,199,050	£155,852,009	£155,441,735	£154,416,050	£148,261,945	£144,842,997
60% LAR : 40% CIR	15%	£168,238,322	£140,429,365	£136,097,019	£135,688,136	£134,665,931	£128,532,695	£125,125,341
60% LAR : 40% CIR	20%	£147,268,090	£120,612,884	£116,293,928	£115,886,314	£114,867,279	£108,753,071	£105,356,288
60% LAR : 40% CIR	25%	£126,252,795	£100,750,072	£96,443,212	£96,036,745	£95,020,577	£88,923,572	£85,536,348
60% LAR : 40% CIR	30%	£105,192,890	£80,841,394	£76,545,351	£76,139,911	£75,126,309	£69,044,702	£65,666,031
60% LAR : 40% CIR	35%	£84,088,829	£60,887,316	£56,600,822	£56,196,290	£55,184,957	£49,116,959	£45,745,850
60% LAR : 40% CIR	40%	£62,941,063	£40,888,303	£36,610,105	£36,206,361	£35,197,002	£29,140,847	£25,776,316
60% LAR : 40% CIR	45%	£41,704,576	£20,844,821	£16,573,676	£16,170,605	£15,162,927	£9,090,777	£5,701,227
60% LAR : 40% CIR	50%	£20,419,588	£757,335	-£3,542,759	-£3,945,943	-£4,964,402	-£11,057,157	-£14,442,022

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

	£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£287,853,742	£256,538,577	£252,194,202	£251,781,961	£250,748,387	£244,546,943	£241,101,696
60% LAR : 40% CIR	5%	£267,021,413	£236,898,007	£232,538,042	£232,126,253	£231,096,780	£224,919,945	£221,488,369
60% LAR : 40% CIR	10%	£246,142,664	£217,178,675	£212,831,634	£212,421,360	£211,395,675	£205,241,570	£201,822,622
60% LAR : 40% CIR	15%	£225,217,947	£197,408,990	£193,076,644	£192,667,761	£191,645,556	£185,512,320	£182,104,966
60% LAR : 40% CIR	20%	£204,247,715	£177,592,509	£173,273,553	£172,865,939	£171,846,904	£165,732,696	£162,335,913
60% LAR : 40% CIR	25%	£183,232,420	£157,729,697	£153,422,837	£153,016,370	£152,000,202	£145,903,197	£142,515,973
60% LAR : 40% CIR	30%	£162,172,515	£137,821,019	£133,524,976	£133,119,536	£132,105,934	£126,024,327	£122,645,656
60% LAR : 40% CIR	35%	£141,068,454	£117,866,941	£113,580,447	£113,175,915	£112,164,582	£106,096,584	£102,725,475
60% LAR : 40% CIR	40%	£119,920,688	£97,867,928	£93,589,730	£93,185,986	£92,176,627	£86,120,472	£82,755,941
60% LAR : 40% CIR	45%	£98,684,201	£77,824,446	£73,553,301	£73,150,230	£72,142,552	£66,070,402	£62,680,852
60% LAR : 40% CIR	50%	£77,399,213	£57,736,960	£53,436,866	£53,030,682	£52,015,223	£45,922,468	£42,537,603

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats	

Value Area	**Zone A - Higher Central Zone**

No Units	**575**
Site Area	**2.88 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£391,800,692	£359,770,462	£355,426,087	£355,016,058	£353,990,985	£347,840,545	£344,423,634
60% LAR : 40% CIR	5%	£368,732,410	£337,929,692	£333,602,520	£333,194,118	£332,173,113	£326,047,079	£322,643,728
60% LAR : 40% CIR	10%	£345,617,707	£316,041,586	£311,730,297	£311,323,398	£310,306,150	£304,202,660	£300,788,879
60% LAR : 40% CIR	15%	£322,457,036	£294,106,607	£289,809,894	£289,404,374	£288,390,576	£282,270,889	£278,863,535
60% LAR : 40% CIR	20%	£299,250,850	£272,125,217	£267,824,433	£267,416,820	£266,397,785	£260,283,577	£256,886,795
60% LAR : 40% CIR	25%	£275,999,602	£250,072,890	£245,766,031	£245,359,563	£244,343,396	£238,246,391	£234,859,166
60% LAR : 40% CIR	30%	£252,703,744	£227,956,524	£223,660,481	£223,255,041	£222,241,439	£216,159,833	£212,781,162
60% LAR : 40% CIR	35%	£229,363,728	£205,794,759	£201,508,265	£201,103,732	£200,092,399	£194,024,402	£190,653,293
60% LAR : 40% CIR	40%	£205,980,008	£183,588,058	£179,309,859	£178,906,115	£177,896,756	£171,840,601	£168,476,071
60% LAR : 40% CIR	45%	£182,553,036	£161,336,888	£157,065,743	£156,662,671	£155,654,994	£149,608,930	£146,250,006
60% LAR : 40% CIR	50%	£159,062,716	£139,041,714	£134,776,393	£134,373,879	£133,367,595	£127,329,889	£123,955,527

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

	£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£111,059,817	£79,029,587	£74,685,212	£74,275,183	£73,250,110	£67,099,670	£63,682,759
60% LAR : 40% CIR	5%	£87,991,535	£57,188,817	£52,861,645	£52,453,243	£51,432,238	£45,306,204	£41,902,853
60% LAR : 40% CIR	10%	£64,876,832	£35,300,711	£30,989,422	£30,582,523	£29,565,275	£23,461,785	£20,048,004
60% LAR : 40% CIR	15%	£41,716,161	£13,365,732	£9,069,019	£8,663,499	£7,649,701	£1,530,014	-£1,877,340
60% LAR : 40% CIR	20%	£18,509,975	-£8,615,658	-£12,916,442	-£13,324,055	-£14,343,090	-£20,457,298	-£23,854,080
60% LAR : 40% CIR	25%	-£4,741,273	-£30,667,985	-£34,976,844	-£35,381,312	-£36,397,479	-£42,494,484	-£45,881,709
60% LAR : 40% CIR	30%	-£28,037,131	-£52,784,351	-£57,080,394	-£57,485,834	-£58,499,436	-£64,581,042	-£67,959,713
60% LAR : 40% CIR	35%	-£51,377,147	-£74,946,116	-£79,232,610	-£79,637,143	-£80,648,476	-£86,716,473	-£90,087,582
60% LAR : 40% CIR	40%	-£74,760,867	-£97,152,817	-£101,431,016	-£101,834,760	-£102,844,119	-£108,900,274	-£112,264,804
60% LAR : 40% CIR	45%	-£98,187,839	-£119,403,987	-£123,675,132	-£124,078,204	-£125,085,881	-£131,131,945	-£134,490,869
60% LAR : 40% CIR	50%	-£121,678,159	-£141,699,161	-£145,964,482	-£146,366,996	-£147,373,280	-£153,410,986	-£156,785,348

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

	£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£227,390,942	£195,360,712	£191,016,337	£190,606,308	£189,581,235	£183,430,795	£180,013,884
60% LAR : 40% CIR	5%	£204,322,660	£173,519,942	£169,192,770	£168,784,368	£167,763,363	£161,637,329	£158,233,978
60% LAR : 40% CIR	10%	£181,207,957	£151,631,836	£147,320,547	£146,913,648	£145,896,400	£139,792,910	£136,379,129
60% LAR : 40% CIR	15%	£158,047,286	£129,696,857	£125,400,144	£124,994,624	£123,980,826	£117,861,139	£114,453,785
60% LAR : 40% CIR	20%	£134,841,100	£107,715,467	£103,414,683	£103,007,070	£101,988,035	£95,873,827	£92,477,045
60% LAR : 40% CIR	25%	£111,589,852	£85,663,140	£81,356,281	£80,949,813	£79,933,646	£73,836,641	£70,449,416
60% LAR : 40% CIR	30%	£88,293,994	£63,546,774	£59,250,731	£58,845,291	£57,831,689	£51,750,083	£48,371,412
60% LAR : 40% CIR	35%	£64,953,978	£41,385,009	£37,098,515	£36,693,982	£35,682,649	£29,614,652	£26,243,543
60% LAR : 40% CIR	40%	£41,570,258	£19,178,308	£14,900,109	£14,496,365	£13,487,006	£7,430,851	£4,066,321
60% LAR : 40% CIR	45%	£18,143,286	-£3,072,860	-£7,344,007	-£7,747,079	-£8,754,756	-£14,800,820	-£18,159,744
60% LAR : 40% CIR	50%	-£5,347,034	-£25,368,036	-£29,633,357	-£30,035,871	-£31,042,155	-£37,079,861	-£40,454,223

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

	£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£275,593,192	£243,562,962	£239,218,587	£238,808,558	£237,783,485	£231,633,045	£228,216,134
60% LAR : 40% CIR	5%	£252,524,910	£221,722,192	£217,395,020	£216,986,618	£215,965,613	£209,839,579	£206,436,228
60% LAR : 40% CIR	10%	£229,410,207	£199,834,086	£195,522,797	£195,115,898	£194,098,650	£187,995,160	£184,581,379
60% LAR : 40% CIR	15%	£206,249,536	£177,899,107	£173,602,394	£173,196,874	£172,183,076	£166,063,389	£162,656,035
60% LAR : 40% CIR	20%	£183,043,350	£155,917,717	£151,616,933	£151,209,320	£150,190,285	£144,076,077	£140,679,295
60% LAR : 40% CIR	25%	£159,792,102	£133,865,390	£129,558,531	£129,152,063	£128,135,896	£122,038,891	£118,651,666
60% LAR : 40% CIR	30%	£136,496,244	£111,749,024	£107,452,981	£107,047,541	£106,033,939	£99,952,333	£96,573,662
60% LAR : 40% CIR	35%	£113,156,228	£89,587,259	£85,300,765	£84,896,232	£83,884,899	£77,816,902	£74,445,793
60% LAR : 40% CIR	40%	£89,772,508	£67,380,558	£63,102,359	£62,698,615	£61,689,256	£55,633,101	£52,268,571
60% LAR : 40% CIR	45%	£66,345,536	£45,129,388	£40,858,243	£40,455,171	£39,447,494	£33,401,430	£30,042,506
60% LAR : 40% CIR	50%	£42,855,216	£22,834,214	£18,568,893	£18,166,379	£17,160,095	£11,122,389	£7,748,027

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

	£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£332,572,817	£300,542,587	£296,198,212	£295,788,183	£294,763,110	£288,612,670	£285,195,759
60% LAR : 40% CIR	5%	£309,504,535	£278,701,817	£274,374,645	£273,966,243	£272,945,238	£266,819,204	£263,415,853
60% LAR : 40% CIR	10%	£286,389,832	£256,813,711	£252,502,422	£252,095,523	£251,078,275	£244,974,785	£241,561,004
60% LAR : 40% CIR	15%	£263,229,161	£234,878,732	£230,582,019	£230,176,499	£229,162,701	£223,043,014	£219,635,660
60% LAR : 40% CIR	20%	£240,022,975	£212,897,342	£208,596,558	£208,188,945	£207,169,910	£201,055,702	£197,658,920
60% LAR : 40% CIR	25%	£216,771,727	£190,845,015	£186,538,156	£186,131,688	£185,115,521	£179,018,516	£175,631,291
60% LAR : 40% CIR	30%	£193,475,869	£168,728,649	£164,432,606	£164,027,166	£163,013,564	£156,931,958	£153,553,287
60% LAR : 40% CIR	35%	£170,135,853	£146,566,884	£142,280,390	£141,875,857	£140,864,524	£134,796,527	£131,425,418
60% LAR : 40% CIR	40%	£146,752,133	£124,360,183	£120,081,984	£119,678,240	£118,668,881	£112,612,726	£109,248,196
60% LAR : 40% CIR	45%	£123,325,161	£102,109,013	£97,837,868	£97,434,796	£96,427,119	£90,381,055	£87,022,131
60% LAR : 40% CIR	50%	£99,834,841	£79,813,839	£75,548,518	£75,146,004	£74,139,720	£68,102,014	£64,727,652

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats	
No Units	**135**
Site Area	**1.04 Ha**

Value Area	**Zone B - £900 psf**
Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,708,526	£751,001	-£1,360,151	-£1,483,251	-£1,791,000	-£3,637,496	-£4,663,327
60% LAR : 40% CIR	5%	£7,208,283	-£517,326	-£2,631,738	-£2,754,362	-£3,060,922	-£4,900,283	-£5,922,150
60% LAR : 40% CIR	10%	£5,694,523	-£1,811,567	-£3,918,423	-£4,040,609	-£4,346,073	-£6,178,858	-£7,197,071
60% LAR : 40% CIR	15%	£4,167,375	-£3,120,124	-£5,220,065	-£5,341,848	-£5,646,310	-£7,473,071	-£8,487,940
60% LAR : 40% CIR	20%	£2,626,967	-£4,442,864	-£6,536,520	-£6,657,939	-£6,961,487	-£8,782,777	-£9,794,603
60% LAR : 40% CIR	25%	£1,073,425	-£5,779,648	-£7,867,646	-£7,988,736	-£8,291,463	-£10,107,822	-£11,116,911
60% LAR : 40% CIR	30%	-£516,859	-£7,130,341	-£9,213,300	-£9,334,097	-£9,636,092	-£11,448,060	-£12,454,708
60% LAR : 40% CIR	35%	-£2,142,891	-£8,494,805	-£10,573,340	-£10,693,880	-£10,995,232	-£12,803,341	-£13,807,846
60% LAR : 40% CIR	40%	-£3,782,064	-£9,872,905	-£11,947,623	-£12,067,941	-£12,368,737	-£14,173,515	-£15,176,169
60% LAR : 40% CIR	45%	-£5,434,249	-£11,264,503	-£13,336,007	-£13,456,138	-£13,756,465	-£15,558,434	-£16,559,528
60% LAR : 40% CIR	50%	-£7,099,312	-£12,669,464	-£14,738,348	-£14,858,326	-£15,158,273	-£16,957,950	-£17,957,769

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£92,696,204	-£100,653,730	-£102,764,882	-£102,887,982	-£103,195,731	-£105,042,227	-£106,068,058
60% LAR : 40% CIR	5%	-£94,196,448	-£101,922,057	-£104,036,469	-£104,159,093	-£104,465,853	-£106,305,014	-£107,326,881
60% LAR : 40% CIR	10%	-£95,710,208	-£103,210,298	-£105,323,154	-£105,445,340	-£105,750,804	-£107,583,586	-£108,601,602
60% LAR : 40% CIR	15%	-£97,237,955	-£104,524,855	-£106,624,796	-£106,746,579	-£107,051,041	-£108,877,802	-£109,892,670
60% LAR : 40% CIR	20%	-£98,777,764	-£105,847,595	-£107,941,251	-£108,062,670	-£108,366,218	-£110,187,508	-£111,199,334
60% LAR : 40% CIR	25%	-£100,331,306	-£107,184,379	-£109,272,376	-£109,393,467	-£109,696,194	-£111,512,552	-£112,521,641
60% LAR : 40% CIR	30%	-£101,921,589	-£108,535,072	-£110,618,030	-£110,738,828	-£111,040,822	-£112,852,791	-£113,858,439
60% LAR : 40% CIR	35%	-£103,547,822	-£109,899,536	-£111,978,071	-£112,098,611	-£112,399,963	-£114,208,072	-£115,212,576
60% LAR : 40% CIR	40%	-£105,186,795	-£111,277,035	-£113,352,353	-£113,472,673	-£113,773,468	-£115,578,246	-£116,580,500
60% LAR : 40% CIR	45%	-£106,838,980	-£112,669,234	-£114,740,737	-£114,860,869	-£115,161,196	-£116,963,165	-£117,964,259
60% LAR : 40% CIR	50%	-£108,504,043	-£114,074,195	-£116,143,079	-£116,263,057	-£116,563,004	-£118,362,680	-£119,362,500

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£59,676,955	-£58,634,461	-£60,745,613	-£60,868,713	-£61,176,462	-£63,052,958	-£64,048,788
60% LAR : 40% CIR	5%	-£52,177,179	-£59,902,788	-£62,017,200	-£62,139,824	-£62,446,584	-£64,285,745	-£65,307,612
60% LAR : 40% CIR	10%	-£53,690,938	-£61,191,028	-£63,303,884	-£63,426,071	-£63,731,535	-£65,564,318	-£66,582,333
60% LAR : 40% CIR	15%	-£55,218,686	-£62,505,586	-£64,605,526	-£64,727,310	-£65,031,771	-£66,858,533	-£67,873,401
60% LAR : 40% CIR	20%	-£56,758,495	-£63,828,326	-£65,921,982	-£66,043,401	-£66,346,948	-£68,168,238	-£69,180,065
60% LAR : 40% CIR	25%	-£58,312,037	-£65,165,110	-£67,253,107	-£67,374,198	-£67,676,925	-£69,493,283	-£70,502,372
60% LAR : 40% CIR	30%	-£59,902,320	-£66,515,803	-£68,598,761	-£68,719,559	-£69,021,553	-£70,833,521	-£71,840,170
60% LAR : 40% CIR	35%	-£61,528,353	-£67,880,266	-£69,958,801	-£70,079,342	-£70,380,693	-£72,188,802	-£73,193,307
60% LAR : 40% CIR	40%	-£63,167,526	-£69,258,366	-£71,333,084	-£71,453,402	-£71,754,199	-£73,558,977	-£74,561,231
60% LAR : 40% CIR	45%	-£64,819,711	-£70,649,965	-£72,721,468	-£72,841,599	-£73,141,927	-£74,943,896	-£75,944,990
60% LAR : 40% CIR	50%	-£66,484,773	-£72,054,926	-£74,123,810	-£74,243,788	-£74,543,734	-£76,343,411	-£77,343,231

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£33,298,059	-£41,223,615	-£43,334,766	-£43,457,867	-£43,765,615	-£45,612,112	-£46,637,943
60% LAR : 40% CIR	5%	-£34,766,333	-£42,491,941	-£44,606,354	-£44,728,977	-£45,035,538	-£46,874,899	-£47,896,765
60% LAR : 40% CIR	10%	-£36,280,092	-£43,780,182	-£45,893,038	-£46,015,225	-£46,320,689	-£48,153,473	-£49,171,487
60% LAR : 40% CIR	15%	-£37,807,840	-£45,094,739	-£47,194,680	-£47,316,464	-£47,620,925	-£49,447,687	-£50,462,555
60% LAR : 40% CIR	20%	-£39,347,649	-£46,417,480	-£48,511,135	-£48,632,555	-£48,936,102	-£50,757,392	-£51,769,219
60% LAR : 40% CIR	25%	-£40,901,190	-£47,754,264	-£49,842,261	-£49,963,352	-£50,266,079	-£52,082,437	-£53,091,526
60% LAR : 40% CIR	30%	-£42,491,474	-£49,104,957	-£51,187,915	-£51,308,712	-£51,610,707	-£53,422,675	-£54,429,323
60% LAR : 40% CIR	35%	-£44,117,507	-£50,469,420	-£52,547,955	-£52,668,496	-£52,969,847	-£54,777,956	-£55,782,461
60% LAR : 40% CIR	40%	-£45,756,680	-£51,847,520	-£53,922,238	-£54,042,556	-£54,343,353	-£56,148,131	-£57,150,785
60% LAR : 40% CIR	45%	-£47,408,865	-£53,238,119	-£55,310,622	-£55,430,753	-£55,731,081	-£57,533,049	-£58,534,143
60% LAR : 40% CIR	50%	-£49,073,927	-£54,644,079	-£56,712,963	-£56,832,942	-£57,132,888	-£58,932,565	-£59,932,385

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,684,920	-£20,642,346	-£22,752,497	-£22,875,597	-£23,183,347	-£25,030,842	-£26,056,674
60% LAR : 40% CIR	5%	-£14,185,063	-£21,910,672	-£24,025,084	-£24,147,708	-£24,454,468	-£26,293,629	-£27,315,496
60% LAR : 40% CIR	10%	-£15,698,823	-£23,204,913	-£25,311,769	-£25,433,955	-£29,739,420	-£27,572,204	-£28,590,218
60% LAR : 40% CIR	15%	-£17,225,571	-£24,513,470	-£26,613,411	-£26,735,195	-£27,039,656	-£28,866,418	-£29,881,286
60% LAR : 40% CIR	20%	-£18,766,379	-£25,836,210	-£27,929,866	-£28,051,285	-£28,354,833	-£30,176,123	-£31,187,950
60% LAR : 40% CIR	25%	-£20,319,921	-£27,172,994	-£29,260,992	-£29,382,082	-£29,684,809	-£31,501,168	-£32,510,257
60% LAR : 40% CIR	30%	-£21,910,205	-£28,523,687	-£30,606,646	-£30,727,443	-£31,029,438	-£32,841,406	-£33,848,054
60% LAR : 40% CIR	35%	-£23,536,237	-£29,888,151	-£31,966,686	-£32,087,226	-£32,388,578	-£34,196,687	-£35,201,192
60% LAR : 40% CIR	40%	-£25,175,411	-£31,266,251	-£33,340,969	-£33,461,287	-£33,762,084	-£35,566,861	-£36,569,516
60% LAR : 40% CIR	45%	-£26,827,595	-£32,657,849	-£34,729,353	-£34,849,484	-£35,149,811	-£36,951,780	-£37,952,874
60% LAR : 40% CIR	50%	-£28,492,658	-£34,062,810	-£36,131,694	-£36,251,672	-£36,551,619	-£38,351,296	-£39,351,116

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone B - £950 psf
No Units	135	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,756,816	£3,758,664	£1,699,374	£1,579,947	£1,280,136	-£546,827	-£1,572,658
60% LAR : 40% CIR	5%	£10,104,158	£2,365,210	£299,823	£179,042	-£124,786	-£1,964,147	-£2,986,013
60% LAR : 40% CIR	10%	£8,437,983	£955,458	-£1,136,821	-£1,259,006	-£1,564,470	-£3,397,255	-£4,415,468
60% LAR : 40% CIR	15%	£6,758,421	-£493,055	-£2,592,995	-£2,714,780	-£3,019,240	-£4,846,003	-£5,860,871
60% LAR : 40% CIR	20%	£5,065,598	-£1,970,328	-£4,063,984	-£4,185,403	-£4,488,952	-£6,310,241	-£7,322,068
60% LAR : 40% CIR	25%	£3,359,643	-£3,461,646	-£5,549,643	-£5,670,733	-£5,973,460	-£7,789,820	-£8,798,909
60% LAR : 40% CIR	30%	£1,640,682	-£4,966,872	-£7,049,831	-£7,170,629	-£7,472,623	-£9,284,591	-£10,291,240
60% LAR : 40% CIR	35%	-£101,310	-£6,485,870	-£8,564,404	-£8,684,944	-£8,986,296	-£10,794,405	-£11,798,910
60% LAR : 40% CIR	40%	-£1,897,529	-£8,018,503	-£10,093,221	-£10,213,539	-£10,514,336	-£12,319,114	-£13,321,768
60% LAR : 40% CIR	45%	-£3,706,758	-£9,564,635	-£11,636,138	-£11,756,269	-£12,056,597	-£13,858,566	-£14,859,660
60% LAR : 40% CIR	50%	-£5,528,865	-£11,124,129	-£13,193,014	-£13,312,992	-£13,612,937	-£15,412,614	-£16,412,435

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£89,847,915	-£97,846,057	-£99,765,357	-£99,824,784	-£100,124,595	-£101,951,558	-£102,977,388
60% LAR : 40% CIR	5%	-£91,300,573	-£99,039,521	-£101,104,908	-£101,225,689	-£101,529,516	-£103,368,677	-£104,390,744
60% LAR : 40% CIR	10%	-£92,966,748	-£100,449,273	-£102,541,552	-£102,663,737	-£102,969,201	-£104,801,990	-£105,820,199
60% LAR : 40% CIR	15%	-£94,646,310	-£101,897,786	-£103,997,726	-£104,119,511	-£104,423,871	-£106,250,734	-£107,265,802
60% LAR : 40% CIR	20%	-£96,339,133	-£103,375,059	-£105,468,715	-£105,590,134	-£105,893,682	-£107,714,971	-£108,726,799
60% LAR : 40% CIR	25%	-£98,045,088	-£104,866,377	-£106,954,374	-£107,075,464	-£107,379,191	-£109,194,551	-£110,203,640
60% LAR : 40% CIR	30%	-£99,764,049	-£106,371,603	-£108,454,562	-£108,575,359	-£108,877,354	-£110,689,321	-£111,695,971
60% LAR : 40% CIR	35%	-£101,506,041	-£107,890,601	-£109,969,135	-£110,089,675	-£110,391,027	-£112,199,136	-£113,203,641
60% LAR : 40% CIR	40%	-£103,302,280	-£109,423,234	-£111,497,952	-£111,618,270	-£111,919,067	-£113,723,845	-£114,726,499
60% LAR : 40% CIR	45%	-£105,111,489	-£110,969,366	-£113,040,868	-£113,161,000	-£113,461,328	-£115,263,297	-£116,264,391
60% LAR : 40% CIR	50%	-£106,933,596	-£112,528,860	-£114,597,744	-£114,717,723	-£115,017,668	-£116,817,345	-£117,817,166

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£47,828,645	-£55,826,797	-£57,686,067	-£57,865,514	-£58,165,326	-£59,992,289	-£60,958,120
60% LAR : 40% CIR	5%	-£49,281,304	-£57,020,252	-£59,085,639	-£59,206,419	-£59,510,247	-£61,349,608	-£62,371,475
60% LAR : 40% CIR	10%	-£50,947,478	-£58,430,003	-£60,522,282	-£60,644,468	-£60,949,932	-£62,782,721	-£63,800,930
60% LAR : 40% CIR	15%	-£52,627,041	-£59,878,517	-£61,978,457	-£62,100,241	-£62,404,602	-£64,231,464	-£65,246,533
60% LAR : 40% CIR	20%	-£54,319,863	-£61,355,790	-£63,449,445	-£63,570,865	-£63,874,413	-£65,695,702	-£66,707,530
60% LAR : 40% CIR	25%	-£56,025,819	-£62,847,108	-£64,935,104	-£65,056,195	-£65,358,922	-£67,175,281	-£68,184,370
60% LAR : 40% CIR	30%	-£57,744,780	-£64,352,333	-£66,435,293	-£66,556,090	-£66,858,085	-£68,670,052	-£69,676,701
60% LAR : 40% CIR	35%	-£59,486,772	-£65,871,332	-£67,949,866	-£68,070,406	-£68,371,757	-£70,179,866	-£71,184,371
60% LAR : 40% CIR	40%	-£61,282,991	-£67,403,945	-£69,478,663	-£69,598,981	-£69,899,778	-£71,704,556	-£72,707,210
60% LAR : 40% CIR	45%	-£63,092,220	-£68,950,097	-£71,021,599	-£71,141,730	-£71,442,059	-£73,244,028	-£74,245,122
60% LAR : 40% CIR	50%	-£64,914,327	-£70,509,591	-£72,578,475	-£72,698,453	-£72,998,399	-£74,798,076	-£75,797,897

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£30,215,709	-£38,215,851	-£40,275,241	-£40,394,668	-£40,694,480	-£42,521,443	-£43,547,274
60% LAR : 40% CIR	5%	-£31,870,458	-£39,609,406	-£41,674,793	-£41,795,573	-£42,099,401	-£43,938,762	-£44,960,629
60% LAR : 40% CIR	10%	-£33,536,632	-£41,019,157	-£43,111,436	-£43,233,622	-£43,539,086	-£45,371,875	-£46,390,084
60% LAR : 40% CIR	15%	-£35,216,195	-£42,467,671	-£44,567,611	-£44,689,395	-£44,993,756	-£46,820,618	-£47,835,686
60% LAR : 40% CIR	20%	-£36,909,017	-£43,944,944	-£46,038,599	-£46,160,018	-£46,463,567	-£48,284,856	-£49,296,684
60% LAR : 40% CIR	25%	-£38,614,973	-£45,436,262	-£47,524,258	-£47,645,349	-£47,948,076	-£49,764,436	-£50,773,524
60% LAR : 40% CIR	30%	-£40,333,934	-£46,941,487	-£49,024,447	-£49,145,244	-£49,447,239	-£51,259,206	-£52,265,855
60% LAR : 40% CIR	35%	-£42,075,926	-£48,460,485	-£50,539,019	-£50,659,560	-£50,960,911	-£52,769,020	-£53,773,525
60% LAR : 40% CIR	40%	-£43,872,145	-£49,993,099	-£52,067,817	-£52,188,135	-£52,488,951	-£54,293,729	-£55,296,383
60% LAR : 40% CIR	45%	-£45,681,373	-£51,539,251	-£53,610,753	-£53,730,884	-£54,031,213	-£55,833,182	-£56,834,276
60% LAR : 40% CIR	50%	-£47,503,481	-£53,098,745	-£55,167,629	-£55,287,607	-£55,587,553	-£57,387,230	-£58,387,050

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,696,530	-£17,634,682	-£19,663,972	-£19,813,099	-£20,113,216	-£21,940,173	-£22,956,355
60% LAR : 40% CIR	5%	-£11,289,188	-£19,028,137	-£21,093,523	-£21,214,304	-£21,518,132	-£23,357,493	-£24,379,360
60% LAR : 40% CIR	10%	-£12,955,363	-£20,437,888	-£22,530,167	-£22,652,352	-£22,957,817	-£24,790,606	-£25,808,815
60% LAR : 40% CIR	15%	-£14,634,925	-£21,886,402	-£23,986,341	-£24,108,126	-£24,412,486	-£26,239,349	-£27,254,417
60% LAR : 40% CIR	20%	-£16,327,748	-£23,363,674	-£25,457,330	-£25,578,749	-£25,882,298	-£27,703,587	-£28,715,414
60% LAR : 40% CIR	25%	-£18,033,704	-£24,854,993	-£26,942,989	-£27,064,080	-£27,366,807	-£29,183,166	-£30,192,255
60% LAR : 40% CIR	30%	-£19,752,664	-£26,360,218	-£28,443,177	-£28,563,975	-£28,865,969	-£30,677,937	-£31,684,586
60% LAR : 40% CIR	35%	-£21,494,656	-£27,879,216	-£29,957,750	-£30,078,291	-£30,379,642	-£32,187,751	-£33,192,256
60% LAR : 40% CIR	40%	-£23,290,876	-£29,411,829	-£31,486,547	-£31,606,865	-£31,907,662	-£33,712,440	-£34,715,114
60% LAR : 40% CIR	45%	-£25,100,104	-£30,957,981	-£33,029,484	-£33,149,615	-£33,449,943	-£35,251,912	-£36,253,006
60% LAR : 40% CIR	50%	-£26,922,212	-£32,517,476	-£34,586,360	-£34,706,338	-£35,006,284	-£36,805,960	-£37,805,781

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone B - £1,000 psf
No Units	135	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,805,105	£6,758,211	£4,698,921	£4,579,494	£4,280,925	£2,489,514	£1,494,285
60% LAR : 40% CIR	5%	£13,000,033	£5,214,780	£3,163,445	£3,044,479	£2,747,063	£957,381	-£49,878
60% LAR : 40% CIR	10%	£11,181,443	£3,657,325	£1,613,319	£1,494,779	£1,198,427	-£615,652	-£1,633,866
60% LAR : 40% CIR	15%	£9,349,467	£2,085,979	£33,561	-£87,711	-£392,171	-£2,218,934	-£3,233,801
60% LAR : 40% CIR	20%	£7,504,230	£494,660	-£1,591,449	-£1,712,868	-£2,016,416	-£3,837,705	-£4,849,532
60% LAR : 40% CIR	25%	£5,645,859	-£1,143,644	-£3,231,641	-£3,352,732	-£3,655,459	-£5,471,818	-£6,480,906
60% LAR : 40% CIR	30%	£3,774,484	-£2,803,404	-£4,886,362	-£5,007,160	-£5,309,155	-£7,121,122	-£8,127,772
60% LAR : 40% CIR	35%	£1,890,231	-£4,476,935	-£6,555,469	-£6,676,010	-£6,977,361	-£8,785,470	-£9,789,975
60% LAR : 40% CIR	40%	-£12,993	-£6,164,102	-£8,238,819	-£8,359,138	-£8,659,934	-£10,464,711	-£11,467,366
60% LAR : 40% CIR	45%	-£1,979,267	-£7,864,767	-£9,936,270	-£10,056,401	-£10,356,729	-£12,158,698	-£13,159,792
60% LAR : 40% CIR	50%	-£3,958,419	-£9,578,795	-£11,647,678	-£11,767,657	-£12,067,603	-£13,867,280	-£14,867,100

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£86,589,629	-£94,946,529	-£96,765,810	-£96,825,237	-£97,123,805	-£98,815,217	-£99,810,445
60% LAR : 40% CIR	5%	-£88,404,698	-£96,189,951	-£98,241,286	-£98,360,252	-£98,657,668	-£100,447,350	-£101,454,609
60% LAR : 40% CIR	10%	-£90,223,287	-£97,747,406	-£99,791,412	-£99,909,552	-£100,206,304	-£102,020,383	-£103,038,597
60% LAR : 40% CIR	15%	-£92,065,264	-£99,316,752	-£101,371,170	-£101,492,442	-£101,796,902	-£103,623,665	-£104,638,532
60% LAR : 40% CIR	20%	-£93,900,501	-£100,910,071	-£102,996,179	-£103,117,599	-£103,421,147	-£105,242,436	-£106,254,263
60% LAR : 40% CIR	25%	-£95,758,872	-£102,548,375	-£104,636,372	-£104,757,463	-£105,060,189	-£106,876,549	-£107,885,637
60% LAR : 40% CIR	30%	-£97,630,247	-£104,208,134	-£106,291,093	-£106,411,891	-£106,713,886	-£108,525,853	-£109,532,502
60% LAR : 40% CIR	35%	-£99,514,500	-£105,881,666	-£107,960,200	-£108,080,740	-£108,382,092	-£110,190,201	-£111,194,706
60% LAR : 40% CIR	40%	-£101,417,724	-£107,568,833	-£109,643,550	-£109,763,869	-£110,064,654	-£111,869,442	-£112,872,096
60% LAR : 40% CIR	45%	-£103,383,998	-£109,269,498	-£111,341,000	-£111,461,132	-£111,761,460	-£113,563,429	-£114,564,525
60% LAR : 40% CIR	50%	-£105,363,150	-£110,983,526	-£113,052,409	-£113,172,388	-£113,472,334	-£115,272,010	-£116,271,831

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£44,580,359	-£52,827,251	-£54,686,541	-£54,805,998	-£55,104,536	-£56,895,947	-£57,891,176
60% LAR : 40% CIR	5%	-£46,385,429	-£54,170,682	-£56,222,017	-£56,340,983	-£56,638,398	-£58,428,080	-£59,435,339
60% LAR : 40% CIR	10%	-£48,204,018	-£55,728,137	-£57,772,142	-£57,890,283	-£58,187,035	-£60,001,114	-£61,019,328
60% LAR : 40% CIR	15%	-£50,035,995	-£57,286,483	-£59,351,900	-£59,473,173	-£59,777,633	-£61,604,396	-£62,619,263
60% LAR : 40% CIR	20%	-£51,881,232	-£58,890,802	-£60,976,910	-£61,098,329	-£61,401,878	-£63,223,167	-£64,234,994
60% LAR : 40% CIR	25%	-£53,739,602	-£60,529,105	-£62,617,103	-£62,738,193	-£63,040,920	-£64,857,280	-£65,866,368
60% LAR : 40% CIR	30%	-£55,610,978	-£62,188,865	-£64,271,824	-£64,392,622	-£64,694,617	-£66,506,584	-£67,513,233
60% LAR : 40% CIR	35%	-£57,495,231	-£63,862,397	-£65,940,931	-£66,061,471	-£66,362,823	-£68,170,932	-£69,175,437
60% LAR : 40% CIR	40%	-£59,398,455	-£65,549,563	-£67,624,280	-£67,744,599	-£68,045,385	-£69,850,173	-£70,852,827
60% LAR : 40% CIR	45%	-£61,364,728	-£67,250,229	-£69,321,731	-£69,441,862	-£69,742,191	-£71,544,160	-£72,545,254
60% LAR : 40% CIR	50%	-£63,343,881	-£68,964,257	-£71,033,140	-£71,153,119	-£71,453,064	-£73,252,741	-£74,252,562

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,769,010	-£35,716,854	-£37,274,054	-£37,395,121	-£37,693,686	-£39,485,101	-£40,480,330
60% LAR : 40% CIR	5%	-£29,974,583	-£36,759,836	-£38,811,171	-£38,930,137	-£39,227,552	-£41,017,234	-£42,024,493
60% LAR : 40% CIR	10%	-£30,793,172	-£38,317,291	-£40,361,296	-£40,479,437	-£40,776,188	-£42,590,268	-£43,608,482
60% LAR : 40% CIR	15%	-£32,625,148	-£39,886,637	-£41,941,054	-£42,062,327	-£42,366,787	-£44,193,550	-£45,208,417
60% LAR : 40% CIR	20%	-£34,470,386	-£41,479,956	-£43,566,064	-£43,687,483	-£43,991,032	-£45,812,321	-£46,824,147
60% LAR : 40% CIR	25%	-£36,328,756	-£43,118,259	-£45,206,257	-£45,327,347	-£45,630,074	-£47,446,433	-£48,455,522
60% LAR : 40% CIR	30%	-£38,200,132	-£44,778,019	-£46,860,977	-£46,981,776	-£47,283,770	-£49,095,738	-£50,102,387
60% LAR : 40% CIR	35%	-£40,084,385	-£46,451,551	-£48,530,085	-£48,650,625	-£48,951,976	-£50,760,085	-£51,764,590
60% LAR : 40% CIR	40%	-£41,987,609	-£48,138,717	-£50,213,434	-£50,333,753	-£50,634,539	-£52,439,327	-£53,441,981
60% LAR : 40% CIR	45%	-£43,953,882	-£49,839,383	-£51,910,885	-£52,031,016	-£52,331,345	-£54,133,314	-£55,134,408
60% LAR : 40% CIR	50%	-£45,933,034	-£51,553,410	-£53,622,293	-£53,742,273	-£54,042,218	-£55,841,895	-£56,841,716

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,586,241	-£14,535,135	-£16,084,425	-£16,813,625	-£17,112,421	-£18,903,832	-£19,899,061
60% LAR : 40% CIR	5%	£8,393,313	-£16,178,567	-£18,229,902	-£18,348,867	-£18,646,283	-£20,435,965	-£21,443,224
60% LAR : 40% CIR	10%	£10,211,903	-£17,736,021	-£19,780,027	-£19,898,168	-£20,194,919	-£22,008,999	-£23,027,212
60% LAR : 40% CIR	15%	£12,043,879	-£19,307,367	-£21,359,785	-£21,481,057	-£21,785,518	-£23,612,280	-£24,627,148
60% LAR : 40% CIR	20%	-£13,889,117	-£20,898,686	-£22,984,795	-£23,106,214	-£23,409,763	-£25,231,052	-£26,242,878
60% LAR : 40% CIR	25%	-£19,747,487	-£22,536,990	-£24,624,987	-£24,746,078	-£25,048,805	-£26,865,164	-£27,874,252
60% LAR : 40% CIR	30%	-£17,618,863	-£24,196,750	-£26,279,708	-£26,400,507	-£26,702,501	-£28,514,468	-£29,521,118
60% LAR : 40% CIR	35%	-£19,503,115	-£25,870,281	-£27,948,815	-£28,069,356	-£28,370,707	-£30,178,816	-£31,183,321
60% LAR : 40% CIR	40%	-£21,406,339	-£27,557,448	-£29,632,165	-£29,752,484	-£30,053,270	-£31,858,057	-£32,860,712
60% LAR : 40% CIR	45%	-£23,372,613	-£29,258,113	-£31,329,616	-£31,449,747	-£31,750,076	-£33,552,044	-£34,553,138
60% LAR : 40% CIR	50%	-£25,351,765	-£30,972,141	-£33,041,024	-£33,161,003	-£33,460,949	-£35,260,626	-£36,260,447

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone B - £1,050 psf
No Units	135	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£17,835,965	£9,757,758	£7,698,468	£7,579,041	£7,280,472	£5,489,061	£4,493,832
60% LAR : 40% CIR	5%	£15,894,360	£8,064,349	£6,013,014	£5,894,048	£5,596,633	£3,812,144	£2,820,761
60% LAR : 40% CIR	10%	£13,924,905	£6,356,917	£4,312,911	£4,194,371	£3,898,019	£2,119,910	£1,130,487
60% LAR : 40% CIR	15%	£11,940,513	£4,635,594	£2,598,299	£2,480,148	£2,184,770	£402,001	-£606,733
60% LAR : 40% CIR	20%	£9,942,861	£2,900,513	£867,846	£748,251	£449,265	-£1,365,169	-£2,376,997
60% LAR : 40% CIR	25%	£7,932,077	£1,151,806	-£913,639	-£1,034,730	-£1,337,456	-£3,153,815	-£4,162,904
60% LAR : 40% CIR	30%	£5,908,286	-£639,934	-£2,722,894	-£2,843,691	-£3,145,686	-£4,957,654	-£5,964,302
60% LAR : 40% CIR	35%	£3,871,619	-£2,467,999	-£4,546,534	-£4,667,075	-£4,968,426	-£6,776,535	-£7,781,040
60% LAR : 40% CIR	40%	£1,822,202	-£4,309,700	-£6,384,417	-£6,504,736	-£6,805,532	-£8,610,310	-£9,612,964
60% LAR : 40% CIR	45%	-£251,776	-£6,164,899	-£8,236,402	-£8,356,533	-£8,656,861	-£10,458,829	-£11,459,923
60% LAR : 40% CIR	50%	-£2,387,973	-£8,033,460	-£10,102,344	-£10,222,322	-£10,522,268	-£12,321,945	-£13,321,766

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£85,648,765	-£91,846,973	-£93,706,263	-£93,825,690	-£94,124,259	-£95,915,670	-£96,910,899
60% LAR : 40% CIR	5%	-£85,610,370	-£93,340,382	-£95,391,717	-£95,510,683	-£95,808,098	-£97,592,586	-£98,583,970
60% LAR : 40% CIR	10%	-£87,479,926	-£95,047,914	-£97,081,920	-£97,210,560	-£97,506,712	-£99,284,831	-£100,274,244
60% LAR : 40% CIR	15%	-£89,464,217	-£96,799,137	-£98,806,432	-£98,924,583	-£99,219,961	-£101,002,730	-£102,011,464
60% LAR : 40% CIR	20%	-£91,461,870	-£98,504,218	-£100,536,885	-£100,656,479	-£100,955,466	-£102,769,900	-£103,781,728
60% LAR : 40% CIR	25%	-£93,472,654	-£100,202,925	-£102,318,370	-£102,439,461	-£102,742,187	-£104,558,548	-£105,567,635
60% LAR : 40% CIR	30%	-£95,496,444	-£102,044,665	-£104,127,624	-£104,248,422	-£104,550,416	-£106,362,985	-£107,369,033
60% LAR : 40% CIR	35%	-£97,533,112	-£103,972,730	-£105,951,265	-£106,071,806	-£106,373,157	-£108,181,266	-£109,185,771
60% LAR : 40% CIR	40%	-£99,582,529	-£105,774,430	-£107,799,148	-£107,909,967	-£108,210,263	-£110,015,041	-£111,017,695
60% LAR : 40% CIR	45%	-£101,696,506	-£107,569,630	-£109,641,133	-£109,761,264	-£110,061,582	-£111,863,560	-£112,864,654
60% LAR : 40% CIR	50%	-£103,792,703	-£109,438,191	-£111,507,074	-£111,627,053	-£111,926,999	-£113,726,678	-£114,726,497

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£41,549,485	-£49,827,704	-£51,886,994	-£51,806,421	-£52,104,988	-£53,896,401	-£54,891,629
60% LAR : 40% CIR	5%	-£43,491,101	-£51,321,113	-£53,372,448	-£53,491,414	-£53,788,828	-£55,573,317	-£56,564,701
60% LAR : 40% CIR	10%	-£45,460,557	-£53,028,545	-£55,062,550	-£55,191,191	-£55,487,343	-£57,265,462	-£58,254,874
60% LAR : 40% CIR	15%	-£47,444,848	-£54,740,868	-£56,787,162	-£56,905,314	-£57,200,692	-£58,983,460	-£59,992,194
60% LAR : 40% CIR	20%	-£49,442,600	-£56,484,949	-£58,517,616	-£58,637,210	-£58,936,197	-£60,750,631	-£61,762,458
60% LAR : 40% CIR	25%	-£51,453,385	-£58,233,656	-£60,299,101	-£60,420,192	-£60,722,917	-£62,539,277	-£63,548,366
60% LAR : 40% CIR	30%	-£53,477,175	-£60,025,396	-£62,108,355	-£62,229,153	-£62,531,147	-£64,343,716	-£65,349,764
60% LAR : 40% CIR	35%	-£55,513,843	-£61,853,461	-£63,931,996	-£64,052,536	-£64,353,888	-£66,161,997	-£67,166,502
60% LAR : 40% CIR	40%	-£57,563,260	-£63,695,161	-£65,769,879	-£65,890,198	-£66,190,994	-£67,995,771	-£68,998,426
60% LAR : 40% CIR	45%	-£59,637,227	-£65,550,961	-£67,621,863	-£67,741,994	-£68,042,323	-£69,844,291	-£70,845,385
60% LAR : 40% CIR	50%	-£61,773,434	-£67,418,922	-£69,487,805	-£69,607,783	-£69,907,730	-£71,707,407	-£72,707,228

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,139,655	-£32,218,854	-£34,276,148	-£34,395,575	-£34,694,143	-£36,485,554	-£37,480,783
60% LAR : 40% CIR	5%	-£26,080,255	-£33,910,267	-£35,961,602	-£36,080,568	-£36,377,982	-£38,162,471	-£39,153,854
60% LAR : 40% CIR	10%	-£28,049,711	-£35,617,699	-£37,651,704	-£37,780,345	-£38,076,498	-£39,854,616	-£40,844,028
60% LAR : 40% CIR	15%	-£30,034,002	-£37,369,021	-£39,376,316	-£39,494,466	-£39,789,845	-£41,572,614	-£42,581,348
60% LAR : 40% CIR	20%	-£32,031,754	-£39,074,102	-£41,106,770	-£41,226,364	-£41,525,351	-£43,339,785	-£44,351,612
60% LAR : 40% CIR	25%	-£34,042,539	-£40,822,809	-£42,888,255	-£43,009,345	-£43,312,071	-£45,128,431	-£46,137,520
60% LAR : 40% CIR	30%	-£36,066,329	-£42,614,550	-£44,697,509	-£44,818,307	-£45,120,301	-£46,932,869	-£47,938,918
60% LAR : 40% CIR	35%	-£38,102,997	-£44,442,615	-£46,521,150	-£46,641,690	-£46,943,042	-£48,751,151	-£49,755,656
60% LAR : 40% CIR	40%	-£40,152,413	-£46,284,315	-£48,359,033	-£48,479,352	-£48,780,148	-£50,584,925	-£51,587,580
60% LAR : 40% CIR	45%	-£42,226,381	-£48,139,915	-£50,210,817	-£50,331,148	-£50,631,477	-£52,433,445	-£53,434,539
60% LAR : 40% CIR	50%	-£44,362,588	-£50,008,076	-£52,076,959	-£52,196,937	-£52,496,884	-£54,296,561	-£55,296,381

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,597,361	-£11,635,884	-£13,694,878	-£13,814,305	-£14,112,874	-£15,904,285	-£16,899,514
60% LAR : 40% CIR	5%	-£5,498,986	-£13,328,998	-£15,380,333	-£15,499,298	-£15,796,713	-£17,581,202	-£18,572,585
60% LAR : 40% CIR	10%	-£7,468,442	-£15,036,429	-£17,070,435	-£17,199,075	-£17,495,227	-£19,273,437	-£20,262,859
60% LAR : 40% CIR	15%	-£9,452,833	-£16,757,752	-£18,795,047	-£18,913,199	-£19,208,576	-£20,991,345	-£22,000,079
60% LAR : 40% CIR	20%	-£11,450,485	-£18,492,833	-£20,525,501	-£20,645,095	-£20,944,081	-£22,758,515	-£23,770,343
60% LAR : 40% CIR	25%	-£13,461,269	-£20,241,540	-£22,306,986	-£22,428,076	-£22,730,802	-£24,547,162	-£25,556,251
60% LAR : 40% CIR	30%	-£15,485,060	-£22,033,281	-£24,116,240	-£24,237,037	-£24,539,032	-£26,351,600	-£27,357,648
60% LAR : 40% CIR	35%	-£17,521,727	-£23,861,346	-£25,939,880	-£26,060,421	-£26,361,772	-£28,169,881	-£29,174,386
60% LAR : 40% CIR	40%	-£19,571,144	-£25,703,046	-£27,777,764	-£27,898,083	-£28,198,879	-£30,003,656	-£31,006,310
60% LAR : 40% CIR	45%	-£21,645,122	-£27,558,246	-£29,629,748	-£29,749,879	-£30,050,208	-£31,852,175	-£32,853,269
60% LAR : 40% CIR	50%	-£23,781,319	-£29,426,807	-£31,495,690	-£31,615,668	-£31,915,615	-£33,715,291	-£34,715,112

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone B - £1,100 psf
No Units	135	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£20,850,464	£12,757,305	£10,698,015	£10,578,588	£10,280,019	£8,488,608	£7,493,379
60% LAR : 40% CIR	5%	£18,758,134	£10,913,918	£8,862,583	£8,743,618	£8,446,202	£6,661,713	£5,670,331
60% LAR : 40% CIR	10%	£16,652,490	£9,056,509	£7,012,503	£6,893,963	£8,597,611	£4,819,503	£3,831,664
60% LAR : 40% CIR	15%	£14,531,559	£7,185,208	£5,147,913	£5,029,763	£4,734,385	£2,962,118	£1,977,525
60% LAR : 40% CIR	20%	£12,381,493	£5,300,150	£3,268,952	£3,151,155	£2,856,662	£1,089,706	£94,103
60% LAR : 40% CIR	25%	£10,218,293	£3,401,465	£1,375,758	£1,258,279	£964,584	-£835,814	-£1,844,902
60% LAR : 40% CIR	30%	£8,042,089	£1,489,288	-£559,425	-£680,223	-£982,217	-£2,794,185	-£3,800,834
60% LAR : 40% CIR	35%	£5,853,008	-£459,065	-£2,537,599	-£2,658,139	-£2,959,490	-£4,767,599	-£5,772,104
60% LAR : 40% CIR	40%	£3,651,175	-£2,455,298	-£4,530,016	-£4,650,334	-£4,951,131	-£6,755,909	-£7,758,563
60% LAR : 40% CIR	45%	£1,436,721	-£4,465,030	-£6,536,534	-£6,656,665	-£6,956,992	-£8,758,961	-£9,760,055
60% LAR : 40% CIR	50%	-£817,526	-£8,488,125	-£8,557,009	-£8,676,987	-£8,976,934	-£10,776,611	-£11,776,430

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£80,554,267	-£88,847,426	-£90,706,716	-£90,826,143	-£91,124,712	-£92,916,123	-£93,911,352
60% LAR : 40% CIR	5%	-£82,646,596	-£90,490,812	-£92,542,147	-£92,661,113	-£92,958,529	-£94,743,017	-£95,734,400
60% LAR : 40% CIR	10%	-£84,752,240	-£92,348,222	-£94,362,228	-£94,510,768	-£94,807,120	-£96,585,228	-£97,573,367
60% LAR : 40% CIR	15%	-£86,873,172	-£94,219,523	-£96,256,817	-£96,374,968	-£96,670,346	-£98,442,613	-£99,427,205
60% LAR : 40% CIR	20%	-£89,023,238	-£96,104,581	-£98,135,778	-£98,253,576	-£98,548,069	-£100,315,025	-£101,310,628
60% LAR : 40% CIR	25%	-£91,189,437	-£98,003,265	-£100,028,973	-£100,146,452	-£100,440,147	-£102,240,544	-£103,249,632
60% LAR : 40% CIR	30%	-£93,362,642	-£99,915,442	-£101,964,156	-£102,084,954	-£102,386,848	-£104,198,616	-£105,205,565
60% LAR : 40% CIR	35%	-£95,551,723	-£101,863,795	-£103,942,329	-£104,062,870	-£104,364,221	-£106,172,330	-£107,176,835
60% LAR : 40% CIR	40%	-£97,753,556	-£103,860,029	-£105,934,747	-£106,055,065	-£106,355,862	-£108,160,639	-£109,163,294
60% LAR : 40% CIR	45%	-£99,968,010	-£105,869,761	-£107,941,265	-£108,061,396	-£108,361,723	-£110,163,692	-£111,164,786
60% LAR : 40% CIR	50%	-£102,222,257	-£107,892,856	-£109,961,740	-£110,081,718	-£110,381,665	-£112,181,342	-£113,181,161

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£36,334,997	-£46,638,157	-£48,687,447	-£49,806,874	-£49,105,442	-£50,896,854	-£51,892,083
60% LAR : 40% CIR	5%	-£40,627,327	-£48,471,543	-£50,522,878	-£50,641,844	-£50,939,260	-£52,723,748	-£53,715,131
60% LAR : 40% CIR	10%	-£42,732,971	-£50,328,953	-£52,342,959	-£52,491,499	-£52,787,851	-£54,565,959	-£55,553,797
60% LAR : 40% CIR	15%	-£44,853,903	-£52,200,253	-£54,237,548	-£54,355,699	-£54,651,077	-£56,423,343	-£57,407,936
60% LAR : 40% CIR	20%	-£47,003,969	-£54,085,311	-£56,116,509	-£56,234,307	-£56,528,799	-£58,295,756	-£59,291,359
60% LAR : 40% CIR	25%	-£49,167,168	-£55,983,996	-£58,009,704	-£58,127,183	-£58,420,878	-£60,221,275	-£61,230,363
60% LAR : 40% CIR	30%	-£51,343,372	-£57,896,173	-£59,944,887	-£60,065,684	-£60,367,579	-£62,179,346	-£63,186,295
60% LAR : 40% CIR	35%	-£53,532,454	-£59,844,526	-£61,923,060	-£62,043,600	-£62,344,952	-£64,153,061	-£65,157,566
60% LAR : 40% CIR	40%	-£55,734,287	-£61,840,760	-£63,915,477	-£64,035,796	-£64,336,592	-£66,141,370	-£67,144,024
60% LAR : 40% CIR	45%	-£57,948,740	-£63,850,492	-£65,921,995	-£66,042,127	-£66,342,454	-£68,144,423	-£69,145,517
60% LAR : 40% CIR	50%	-£60,202,988	-£65,873,587	-£67,942,471	-£68,062,449	-£68,362,396	-£70,162,072	-£71,161,892

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,784,151	-£29,217,811	-£31,274,051	-£31,396,026	-£31,694,596	-£33,496,008	-£34,497,236
60% LAR : 40% CIR	5%	-£23,216,481	-£31,060,697	-£33,112,032	-£33,230,998	-£33,528,413	-£35,312,902	-£36,304,284
60% LAR : 40% CIR	10%	-£25,322,125	-£32,918,108	-£34,962,112	-£35,080,653	-£35,377,004	-£37,155,113	-£38,142,951
60% LAR : 40% CIR	15%	-£27,443,057	-£34,789,407	-£36,826,702	-£36,944,853	-£37,240,231	-£39,012,497	-£39,997,090
60% LAR : 40% CIR	20%	-£29,593,123	-£36,674,465	-£38,705,663	-£38,823,461	-£39,117,953	-£40,884,909	-£41,880,513
60% LAR : 40% CIR	25%	-£31,756,322	-£38,573,150	-£40,598,858	-£40,716,336	-£41,010,031	-£42,810,429	-£43,819,517
60% LAR : 40% CIR	30%	-£33,932,526	-£40,485,327	-£42,534,041	-£42,654,838	-£42,956,733	-£44,768,500	-£45,775,449
60% LAR : 40% CIR	35%	-£36,121,608	-£42,433,680	-£44,512,214	-£44,632,754	-£44,934,106	-£46,742,215	-£47,746,720
60% LAR : 40% CIR	40%	-£38,323,440	-£44,429,914	-£46,504,631	-£46,624,949	-£46,925,746	-£48,730,524	-£49,733,178
60% LAR : 40% CIR	45%	-£40,537,894	-£46,439,646	-£48,511,149	-£48,631,280	-£48,931,608	-£50,733,577	-£51,734,671
60% LAR : 40% CIR	50%	-£42,792,142	-£48,462,740	-£50,531,624	-£50,651,603	-£50,951,549	-£52,751,226	-£53,751,046

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£542,882	-£8,636,062	-£10,695,332	-£10,814,729	-£11,113,327	-£12,904,738	-£13,899,967
60% LAR : 40% CIR	5%	£2,835,212	-£10,479,428	-£12,530,763	-£12,649,729	-£12,947,144	-£14,731,633	-£15,723,015
60% LAR : 40% CIR	10%	-£4,740,856	-£12,336,837	-£14,350,843	-£14,499,383	-£14,795,735	-£16,573,843	-£17,561,682
60% LAR : 40% CIR	15%	-£6,867,788	-£14,208,138	-£16,245,433	-£16,363,583	-£16,658,961	-£18,431,228	-£19,415,821
60% LAR : 40% CIR	20%	-£9,011,854	-£16,093,196	-£18,124,394	-£18,242,192	-£18,536,684	-£20,303,640	-£21,299,243
60% LAR : 40% CIR	25%	-£11,175,053	-£17,991,881	-£20,017,589	-£20,135,067	-£20,428,762	-£22,229,160	-£23,238,248
60% LAR : 40% CIR	30%	-£13,351,257	-£19,904,058	-£21,952,772	-£22,073,569	-£22,375,464	-£24,187,231	-£25,194,180
60% LAR : 40% CIR	35%	-£15,540,339	-£21,852,411	-£23,930,945	-£24,051,485	-£24,352,837	-£26,160,946	-£27,165,451
60% LAR : 40% CIR	40%	-£17,742,171	-£23,848,644	-£25,923,362	-£26,043,680	-£26,344,477	-£28,149,255	-£29,151,909
60% LAR : 40% CIR	45%	-£19,956,625	-£25,858,377	-£27,929,880	-£28,050,011	-£28,350,339	-£30,152,307	-£31,153,401
60% LAR : 40% CIR	50%	-£22,210,872	-£27,881,471	-£29,950,355	-£30,070,333	-£30,370,280	-£32,169,957	-£33,169,777

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats	

Value Area	**Zone B - £1,150 psf**

No Units	**135**
Site Area	**1.04 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£23,864,963	£15,756,851	£13,697,561	£13,578,134	£13,279,566	£11,488,154	£10,492,926
60% LAR : 40% CIR	5%	£21,621,908	£13,763,487	£11,712,152	£11,593,187	£11,295,772	£9,511,283	£8,519,900
60% LAR : 40% CIR	10%	£19,365,540	£11,756,101	£9,712,095	£9,593,555	£9,297,203	£7,519,095	£8,531,256
60% LAR : 40% CIR	15%	£17,095,984	£9,734,823	£7,697,529	£7,579,377	£7,283,999	£5,511,732	£4,527,141
60% LAR : 40% CIR	20%	£14,813,368	£7,699,788	£5,668,590	£5,550,793	£5,256,300	£3,489,343	£2,507,701
60% LAR : 40% CIR	25%	£12,504,511	£5,651,126	£3,625,418	£3,507,939	£3,214,243	£1,452,070	£465,990
60% LAR : 40% CIR	30%	£10,175,892	£3,588,971	£1,568,151	£1,450,956	£1,157,971	-£630,716	-£1,637,366
60% LAR : 40% CIR	35%	£7,834,396	£1,513,454	-£528,664	-£649,204	-£950,556	-£2,758,665	-£3,763,170
60% LAR : 40% CIR	40%	£5,480,149	-£600,897	-£2,675,615	-£2,795,933	-£3,096,728	-£4,901,506	-£5,904,160
60% LAR : 40% CIR	45%	£3,113,280	-£2,765,162	-£4,836,665	-£4,956,796	-£5,257,125	-£7,059,093	-£8,060,187
60% LAR : 40% CIR	50%	£733,916	-£4,942,791	-£7,011,675	-£7,131,653	-£7,431,598	-£9,231,275	-£10,231,096

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£77,535,765	-£89,847,879	-£97,707,169	-£97,826,596	-£98,125,165	-£99,916,577	-£90,911,805
60% LAR : 40% CIR	5%	-£79,782,822	-£87,641,243	-£89,692,578	-£89,811,544	-£90,108,959	-£91,893,447	-£92,884,831
60% LAR : 40% CIR	10%	-£82,039,190	-£89,649,630	-£91,692,635	-£91,811,176	-£92,107,528	-£93,885,636	-£94,873,474
60% LAR : 40% CIR	15%	-£84,308,746	-£91,699,907	-£93,707,202	-£93,825,354	-£94,120,732	-£95,882,998	-£96,877,590
60% LAR : 40% CIR	20%	-£86,591,363	-£93,704,943	-£95,736,141	-£95,853,938	-£96,148,431	-£97,915,387	-£98,897,030
60% LAR : 40% CIR	25%	-£88,900,220	-£95,753,905	-£97,779,313	-£97,896,791	-£98,190,487	-£99,952,881	-£100,938,741
60% LAR : 40% CIR	30%	-£91,228,639	-£97,815,760	-£99,836,580	-£99,953,775	-£100,246,760	-£102,035,447	-£103,042,096
60% LAR : 40% CIR	35%	-£93,570,335	-£99,891,276	-£101,933,394	-£102,053,935	-£102,355,286	-£104,163,395	-£105,167,900
60% LAR : 40% CIR	40%	-£95,924,582	-£102,009,628	-£104,080,345	-£104,200,883	-£104,501,459	-£106,306,237	-£107,308,891
60% LAR : 40% CIR	45%	-£98,291,450	-£104,169,883	-£106,241,396	-£106,361,527	-£106,661,855	-£108,463,824	-£109,464,918
60% LAR : 40% CIR	50%	-£100,670,814	-£106,347,521	-£108,416,405	-£108,536,384	-£108,836,329	-£110,636,006	-£111,635,827

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£35,520,449	-£43,628,610	-£45,687,906	-£45,807,527	-£46,105,896	-£47,897,308	-£48,892,534
60% LAR : 40% CIR	5%	-£37,763,553	-£45,621,974	-£47,673,309	-£47,792,275	-£48,089,690	-£49,874,178	-£50,865,562
60% LAR : 40% CIR	10%	-£40,019,921	-£47,629,361	-£49,672,366	-£49,791,907	-£50,088,259	-£51,866,367	-£52,854,205
60% LAR : 40% CIR	15%	-£42,289,477	-£49,680,638	-£51,687,933	-£51,806,085	-£52,101,463	-£53,863,729	-£54,858,321
60% LAR : 40% CIR	20%	-£44,572,093	-£51,685,674	-£53,716,872	-£53,834,669	-£54,129,162	-£55,896,118	-£56,877,761
60% LAR : 40% CIR	25%	-£46,880,951	-£53,734,636	-£55,760,044	-£55,877,522	-£56,171,218	-£57,933,612	-£58,919,471
60% LAR : 40% CIR	30%	-£49,209,370	-£55,796,491	-£57,817,311	-£57,934,505	-£58,227,491	-£60,016,178	-£61,022,827
60% LAR : 40% CIR	35%	-£51,551,066	-£57,872,007	-£59,914,125	-£60,034,666	-£60,336,017	-£62,144,126	-£63,148,631
60% LAR : 40% CIR	40%	-£53,905,312	-£59,990,358	-£62,061,076	-£62,181,614	-£62,482,190	-£64,286,968	-£65,289,622
60% LAR : 40% CIR	45%	-£56,272,181	-£62,150,614	-£64,222,126	-£64,342,258	-£64,642,586	-£66,444,555	-£67,445,649
60% LAR : 40% CIR	50%	-£58,651,545	-£64,328,252	-£66,397,136	-£66,517,114	-£66,817,060	-£68,616,737	-£69,616,558

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,169,652	-£25,217,054	-£25,277,054	-£29,396,491	-£23,695,049	-£33,486,462	-£31,491,597
60% LAR : 40% CIR	5%	-£20,352,707	-£28,211,128	-£30,262,463	-£30,381,429	-£30,678,843	-£32,463,332	-£33,454,716
60% LAR : 40% CIR	10%	-£22,609,075	-£30,218,514	-£32,262,520	-£32,381,061	-£32,677,412	-£34,455,521	-£35,443,359
60% LAR : 40% CIR	15%	-£24,878,631	-£32,236,792	-£34,277,087	-£34,395,238	-£34,690,616	-£36,452,883	-£37,447,475
60% LAR : 40% CIR	20%	-£27,161,247	-£34,274,828	-£36,306,026	-£36,423,822	-£36,718,316	-£38,485,272	-£39,466,915
60% LAR : 40% CIR	25%	-£29,470,104	-£36,323,490	-£38,349,197	-£38,466,676	-£38,760,372	-£40,522,546	-£41,508,625
60% LAR : 40% CIR	30%	-£31,798,724	-£38,385,644	-£40,406,464	-£40,523,659	-£40,816,644	-£42,605,332	-£43,611,981
60% LAR : 40% CIR	35%	-£34,140,220	-£40,461,161	-£42,503,279	-£42,623,819	-£42,925,171	-£44,733,280	-£45,737,785
60% LAR : 40% CIR	40%	-£36,494,466	-£42,579,512	-£44,650,230	-£44,770,768	-£45,071,344	-£46,876,122	-£47,878,776
60% LAR : 40% CIR	45%	-£38,861,335	-£44,739,768	-£46,811,280	-£46,931,411	-£47,231,740	-£49,033,709	-£50,034,803
60% LAR : 40% CIR	50%	-£41,240,699	-£46,917,406	-£48,986,290	-£49,106,268	-£49,406,214	-£51,205,891	-£52,205,711

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,471,617	-£5,636,485	-£7,695,765	-£7,815,412	-£8,113,780	-£9,905,192	-£10,900,429
60% LAR : 40% CIR	5%	£228,562	-£7,829,859	-£9,681,194	-£9,800,160	-£10,097,574	-£11,882,063	-£12,873,446
60% LAR : 40% CIR	10%	-£2,027,806	-£9,637,245	-£11,681,251	-£11,799,791	-£12,096,143	-£13,874,251	-£14,862,090
60% LAR : 40% CIR	15%	-£4,297,362	-£11,658,523	-£13,665,818	-£13,813,969	-£14,109,347	-£15,881,614	-£16,866,206
60% LAR : 40% CIR	20%	-£6,579,978	-£13,693,559	-£15,724,757	-£15,842,553	-£16,137,047	-£17,904,003	-£18,885,645
60% LAR : 40% CIR	25%	-£8,888,835	-£15,742,520	-£17,767,928	-£17,885,407	-£18,179,103	-£19,941,276	-£20,927,356
60% LAR : 40% CIR	30%	-£11,217,454	-£17,804,375	-£19,825,195	-£19,942,390	-£20,235,375	-£22,024,063	-£23,030,712
60% LAR : 40% CIR	35%	-£13,558,951	-£19,879,892	-£21,922,010	-£22,042,550	-£22,343,902	-£24,152,011	-£25,156,516
60% LAR : 40% CIR	40%	-£15,913,197	-£21,998,243	-£24,068,961	-£24,189,279	-£24,489,075	-£26,294,852	-£27,297,507
60% LAR : 40% CIR	45%	-£18,280,066	-£24,158,509	-£26,230,011	-£26,350,142	-£26,650,471	-£28,452,440	-£29,453,533
60% LAR : 40% CIR	50%	-£20,659,430	-£26,336,137	-£28,405,021	-£28,524,999	-£28,824,945	-£30,624,621	-£31,624,442

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone B - £1,200 psf

No Units	135	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£26,879,462	£18,756,397	£16,697,108	£16,577,681	£16,279,113	£14,487,701	£13,492,473
60% LAR : 40% CIR	5%	£24,485,682	£16,613,057	£14,561,722	£14,442,757	£14,145,341	£12,360,852	£11,369,470
60% LAR : 40% CIR	10%	£22,078,589	£14,455,693	£12,411,687	£12,293,147	£11,996,795	£10,218,687	£9,230,848
60% LAR : 40% CIR	15%	£19,658,309	£12,284,439	£10,247,143	£10,128,992	£9,833,614	£8,061,348	£7,076,755
60% LAR : 40% CIR	20%	£17,224,968	£10,099,425	£8,068,227	£7,950,430	£7,655,937	£5,888,961	£4,907,338
60% LAR : 40% CIR	25%	£14,778,690	£7,900,786	£5,875,077	£5,757,600	£5,463,904	£3,701,730	£2,722,745
60% LAR : 40% CIR	30%	£12,309,695	£5,688,653	£3,667,834	£3,550,639	£3,257,653	£1,499,741	£518,197
60% LAR : 40% CIR	35%	£9,815,783	£3,463,160	£1,446,633	£1,329,688	£1,037,326	-£749,730	-£1,754,235
60% LAR : 40% CIR	40%	£7,309,122	£1,224,438	-£821,212	-£941,531	-£1,242,327	-£3,047,105	-£4,049,759
60% LAR : 40% CIR	45%	£4,789,840	-£1,065,295	-£3,136,797	-£3,256,928	-£3,557,257	-£5,359,225	-£6,360,318
60% LAR : 40% CIR	50%	£2,258,062	-£3,397,456	-£5,466,339	-£5,586,318	-£5,886,264	-£7,685,941	-£8,685,762

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£74,525,269	-£82,848,333	-£84,707,622	-£84,827,049	-£85,125,618	-£86,817,030	-£87,812,258
60% LAR : 40% CIR	5%	-£76,919,048	-£84,791,673	-£86,843,008	-£86,961,974	-£87,259,390	-£89,043,879	-£90,035,261
60% LAR : 40% CIR	10%	-£79,326,141	-£86,949,038	-£88,993,043	-£89,111,584	-£89,407,936	-£91,186,044	-£92,173,882
60% LAR : 40% CIR	15%	-£81,746,421	-£89,120,292	-£91,157,588	-£91,275,739	-£91,571,117	-£93,343,383	-£94,327,976
60% LAR : 40% CIR	20%	-£84,179,763	-£91,305,306	-£93,336,504	-£93,454,301	-£93,748,794	-£95,515,750	-£96,497,393
60% LAR : 40% CIR	25%	-£86,626,040	-£93,503,945	-£95,529,653	-£95,647,131	-£95,940,827	-£97,700,001	-£98,681,986
60% LAR : 40% CIR	30%	-£89,095,036	-£95,716,077	-£97,736,887	-£97,854,092	-£98,147,077	-£99,904,990	-£100,886,534
60% LAR : 40% CIR	35%	-£91,588,947	-£97,941,571	-£99,956,098	-£100,075,043	-£100,367,405	-£102,154,460	-£103,158,965
60% LAR : 40% CIR	40%	-£94,095,609	-£100,180,255	-£102,225,943	-£102,346,262	-£102,647,058	-£104,491,836	-£105,454,490
60% LAR : 40% CIR	45%	-£96,614,891	-£102,470,025	-£104,541,528	-£104,661,659	-£104,961,987	-£106,763,896	-£107,765,049
60% LAR : 40% CIR	50%	-£99,146,669	-£104,802,187	-£106,871,070	-£106,991,049	-£107,290,995	-£109,090,672	-£110,090,492

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£32,505,989	-£40,829,054	-£42,688,353	-£42,807,780	-£43,106,349	-£44,897,761	-£45,892,989
60% LAR : 40% CIR	5%	-£34,899,779	-£42,772,404	-£44,823,739	-£44,942,705	-£45,240,121	-£47,024,609	-£48,015,992
60% LAR : 40% CIR	10%	-£37,306,872	-£44,929,768	-£46,973,774	-£47,092,315	-£47,388,666	-£49,166,775	-£50,154,613
60% LAR : 40% CIR	15%	-£39,727,152	-£47,101,023	-£49,138,319	-£49,256,469	-£49,551,847	-£51,324,114	-£52,308,707
60% LAR : 40% CIR	20%	-£42,160,494	-£49,286,037	-£51,317,235	-£51,435,031	-£51,729,525	-£53,496,481	-£54,478,124
60% LAR : 40% CIR	25%	-£44,606,771	-£51,484,675	-£53,510,384	-£53,627,862	-£53,921,558	-£55,680,731	-£56,662,717
60% LAR : 40% CIR	30%	-£47,075,767	-£53,696,808	-£55,717,618	-£55,834,823	-£56,127,808	-£57,885,721	-£58,867,265
60% LAR : 40% CIR	35%	-£49,569,678	-£55,922,302	-£57,936,829	-£58,055,774	-£58,348,136	-£60,135,191	-£61,139,696
60% LAR : 40% CIR	40%	-£52,076,339	-£58,161,024	-£60,206,674	-£60,326,993	-£60,627,789	-£62,472,566	-£63,435,221
60% LAR : 40% CIR	45%	-£54,595,622	-£60,450,756	-£62,522,258	-£62,642,390	-£62,942,718	-£64,744,627	-£65,745,780
60% LAR : 40% CIR	50%	-£57,127,400	-£62,782,918	-£64,851,801	-£64,971,780	-£65,271,726	-£67,071,402	-£68,071,223

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,995,153	-£23,318,218	-£25,177,502	-£25,296,934	-£25,595,503	-£27,386,915	-£28,382,143
60% LAR : 40% CIR	5%	-£17,488,933	-£25,361,558	-£27,412,893	-£27,531,859	-£27,829,274	-£29,613,763	-£30,605,146
60% LAR : 40% CIR	10%	-£19,896,026	-£27,518,922	-£29,562,928	-£29,681,469	-£29,977,820	-£31,755,929	-£32,743,767
60% LAR : 40% CIR	15%	-£22,316,306	-£29,690,177	-£31,727,473	-£31,845,623	-£32,141,001	-£33,913,268	-£34,897,861
60% LAR : 40% CIR	20%	-£24,749,647	-£31,875,191	-£33,906,388	-£34,024,185	-£34,318,679	-£36,085,635	-£37,067,277
60% LAR : 40% CIR	25%	-£27,195,925	-£34,073,829	-£36,099,538	-£36,217,016	-£36,510,712	-£38,272,895	-£39,251,871
60% LAR : 40% CIR	30%	-£29,664,921	-£36,285,962	-£38,306,782	-£38,423,977	-£38,716,962	-£40,474,875	-£41,456,418
60% LAR : 40% CIR	35%	-£32,158,832	-£38,511,455	-£40,527,983	-£40,644,928	-£40,937,289	-£42,724,345	-£43,728,850
60% LAR : 40% CIR	40%	-£34,665,493	-£40,750,178	-£42,795,828	-£42,916,147	-£43,216,942	-£45,021,720	-£46,024,374
60% LAR : 40% CIR	45%	-£37,184,776	-£43,039,910	-£45,111,412	-£45,231,544	-£45,531,872	-£47,333,841	-£48,334,934
60% LAR : 40% CIR	50%	-£39,716,554	-£45,372,071	-£47,440,954	-£47,560,934	-£47,860,879	-£49,660,556	-£50,660,377

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,486,116	-£2,836,949	-£4,696,238	-£4,815,665	-£5,114,233	-£6,905,646	-£7,900,873
60% LAR : 40% CIR	5%	£3,092,336	-£4,780,289	-£6,831,624	-£6,950,590	-£7,248,005	-£9,032,494	-£10,023,876
60% LAR : 40% CIR	10%	£685,243	-£6,937,653	-£8,981,659	-£9,100,199	-£9,396,551	-£11,174,659	-£12,162,498
60% LAR : 40% CIR	15%	-£1,786,037	-£9,108,908	-£11,146,203	-£11,264,354	-£11,559,732	-£13,331,999	-£14,316,591
60% LAR : 40% CIR	20%	-£4,168,378	-£11,293,921	-£13,325,119	-£13,442,916	-£13,737,409	-£15,504,366	-£16,486,008
60% LAR : 40% CIR	25%	-£6,614,656	-£13,492,560	-£15,518,269	-£15,635,746	-£15,929,442	-£17,691,616	-£18,670,602
60% LAR : 40% CIR	30%	-£9,083,652	-£15,704,693	-£17,725,513	-£17,842,707	-£18,135,693	-£19,893,606	-£20,875,149
60% LAR : 40% CIR	35%	-£11,577,563	-£17,930,186	-£19,946,713	-£20,063,658	-£20,356,020	-£22,143,076	-£23,147,581
60% LAR : 40% CIR	40%	-£14,084,224	-£20,168,908	-£22,214,558	-£22,334,877	-£22,635,673	-£24,440,451	-£25,443,105
60% LAR : 40% CIR	45%	-£16,603,507	-£22,458,641	-£24,530,143	-£24,650,274	-£24,950,603	-£26,752,572	-£27,753,665
60% LAR : 40% CIR	50%	-£19,135,284	-£24,790,802	-£26,859,685	-£26,979,665	-£27,279,610	-£29,079,287	-£30,079,108

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone B - £1,250 psf
No Units	135	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£29,893,961	£21,723,172	£19,694,831	£19,577,199	£19,278,660	£17,487,247	£16,492,020
60% LAR : 40% CIR	5%	£27,349,456	£19,448,633	£17,411,291	£17,292,325	£16,994,911	£15,210,422	£14,219,039
60% LAR : 40% CIR	10%	£24,791,638	£17,155,285	£15,111,279	£14,992,739	£14,696,387	£12,918,279	£11,930,440
60% LAR : 40% CIR	15%	£22,220,633	£14,834,053	£12,796,758	£12,678,606	£12,383,229	£10,610,963	£9,626,370
60% LAR : 40% CIR	20%	£19,636,567	£12,499,062	£10,467,864	£10,350,067	£10,055,574	£8,288,618	£7,306,975
60% LAR : 40% CIR	25%	£17,039,565	£10,150,446	£8,124,738	£8,007,259	£7,713,564	£5,951,390	£4,972,405
60% LAR : 40% CIR	30%	£14,429,753	£7,788,336	£5,767,516	£5,650,322	£5,357,336	£3,599,423	£2,622,805
60% LAR : 40% CIR	35%	£11,797,171	£5,412,866	£3,396,338	£3,279,393	£2,987,032	£1,232,863	£250,873
60% LAR : 40% CIR	40%	£9,138,096	£3,024,166	£1,011,341	£894,612	£602,790	-£1,192,703	-£2,195,358
60% LAR : 40% CIR	45%	£6,466,399	£622,371	-£1,436,929	-£1,557,060	-£1,857,388	-£3,659,357	-£4,660,450
60% LAR : 40% CIR	50%	£3,782,206	-£1,852,122	-£3,921,005	-£4,040,983	-£4,340,929	-£6,140,606	-£7,140,427

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£71,810,765	-£79,681,558	-£81,709,899	-£81,827,532	-£82,126,071	-£83,917,483	-£84,912,711
60% LAR : 40% CIR	5%	-£74,055,274	-£81,956,098	-£83,993,439	-£84,112,405	-£84,409,820	-£86,194,309	-£87,185,892
60% LAR : 40% CIR	10%	-£76,613,092	-£84,249,448	-£86,293,451	-£86,411,992	-£86,708,344	-£88,486,452	-£89,474,290
60% LAR : 40% CIR	15%	-£79,184,098	-£86,570,678	-£88,607,973	-£88,726,124	-£89,021,501	-£90,793,708	-£91,776,361
60% LAR : 40% CIR	20%	-£81,768,164	-£88,905,669	-£90,936,867	-£91,054,663	-£91,349,157	-£93,116,113	-£94,097,756
60% LAR : 40% CIR	25%	-£84,365,166	-£91,254,284	-£93,279,993	-£93,397,472	-£93,691,167	-£95,453,341	-£96,432,326
60% LAR : 40% CIR	30%	-£86,974,978	-£93,616,395	-£95,637,215	-£95,754,409	-£96,047,395	-£97,805,308	-£98,781,926
60% LAR : 40% CIR	35%	-£89,607,559	-£95,991,865	-£98,008,392	-£98,125,337	-£98,417,699	-£100,171,868	-£101,153,858
60% LAR : 40% CIR	40%	-£92,266,635	-£98,380,964	-£100,393,389	-£100,510,118	-£100,801,941	-£102,597,434	-£103,600,088
60% LAR : 40% CIR	45%	-£94,938,332	-£100,782,360	-£102,841,660	-£102,961,791	-£103,262,118	-£105,064,067	-£106,065,161
60% LAR : 40% CIR	50%	-£97,622,525	-£103,256,852	-£105,325,735	-£105,445,714	-£105,746,660	-£107,545,337	-£108,545,158

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£29,491,569	-£37,862,289	-£39,880,630	-£39,998,262	-£40,106,802	-£41,898,214	-£42,893,442
60% LAR : 40% CIR	5%	-£32,036,005	-£39,936,828	-£41,974,170	-£42,093,136	-£42,390,551	-£44,175,039	-£45,166,623
60% LAR : 40% CIR	10%	-£34,593,823	-£42,230,178	-£44,274,182	-£44,392,723	-£44,689,074	-£46,467,183	-£47,455,021
60% LAR : 40% CIR	15%	-£37,164,828	-£44,551,409	-£46,588,704	-£46,706,855	-£47,002,232	-£48,774,439	-£49,759,092
60% LAR : 40% CIR	20%	-£39,748,895	-£46,886,399	-£48,917,597	-£49,035,394	-£49,329,887	-£51,096,844	-£52,078,486
60% LAR : 40% CIR	25%	-£42,345,898	-£49,235,016	-£51,260,724	-£51,378,203	-£51,671,897	-£53,434,072	-£54,413,057
60% LAR : 40% CIR	30%	-£44,955,708	-£51,597,126	-£53,617,946	-£53,735,139	-£54,028,126	-£55,786,038	-£56,762,656
60% LAR : 40% CIR	35%	-£47,588,290	-£53,972,596	-£55,989,123	-£56,106,068	-£56,398,430	-£58,152,599	-£59,134,589
60% LAR : 40% CIR	40%	-£50,247,365	-£56,361,695	-£58,374,120	-£58,490,849	-£58,782,672	-£60,578,165	-£61,580,819
60% LAR : 40% CIR	45%	-£52,919,063	-£58,763,091	-£60,822,391	-£60,942,522	-£61,242,849	-£63,044,798	-£64,045,892
60% LAR : 40% CIR	50%	-£55,603,255	-£61,237,583	-£63,306,466	-£63,426,444	-£63,726,391	-£65,526,068	-£66,525,889

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,760,659	-£20,251,443	-£22,270,784	-£22,397,416	-£22,695,956	-£24,487,368	-£25,482,596
60% LAR : 40% CIR	5%	-£14,625,159	-£22,525,982	-£24,563,324	-£24,682,290	-£24,979,705	-£26,764,193	-£27,755,777
60% LAR : 40% CIR	10%	-£17,182,977	-£24,819,330	-£26,863,336	-£26,981,876	-£27,278,228	-£29,056,337	-£30,044,175
60% LAR : 40% CIR	15%	-£19,753,982	-£27,140,563	-£29,177,857	-£29,296,009	-£29,591,386	-£31,363,593	-£32,346,246
60% LAR : 40% CIR	20%	-£22,338,049	-£29,475,553	-£31,506,751	-£31,624,548	-£31,919,041	-£33,685,998	-£34,667,640
60% LAR : 40% CIR	25%	-£24,935,050	-£31,824,169	-£33,849,878	-£33,967,356	-£34,261,051	-£36,023,226	-£37,002,210
60% LAR : 40% CIR	30%	-£27,544,862	-£34,186,279	-£36,207,099	-£36,324,293	-£36,617,279	-£38,375,192	-£39,351,810
60% LAR : 40% CIR	35%	-£30,177,444	-£36,561,750	-£38,578,277	-£38,695,222	-£38,987,584	-£40,741,753	-£41,723,742
60% LAR : 40% CIR	40%	-£32,836,519	-£38,950,849	-£40,963,274	-£41,080,003	-£41,371,826	-£43,167,319	-£44,169,973
60% LAR : 40% CIR	45%	-£35,508,217	-£41,352,245	-£43,411,544	-£43,531,676	-£43,832,003	-£45,633,972	-£46,635,066
60% LAR : 40% CIR	50%	-£38,192,409	-£43,826,737	-£45,895,620	-£46,015,598	-£46,315,545	-£48,115,222	-£49,115,042

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,500,615	£329,826	-£1,688,516	-£1,816,147	-£2,114,687	-£3,906,069	-£4,901,527
60% LAR : 40% CIR	5%	£5,956,110	-£1,944,713	-£3,982,055	-£4,101,021	-£4,398,435	-£6,182,924	-£7,174,507
60% LAR : 40% CIR	10%	£3,398,292	-£4,238,061	-£6,282,067	-£6,400,607	-£6,696,959	-£8,475,067	-£9,462,906
60% LAR : 40% CIR	15%	£827,287	-£6,559,293	-£8,596,588	-£8,714,740	-£9,010,117	-£10,782,323	-£11,766,976
60% LAR : 40% CIR	20%	-£1,756,779	-£8,894,284	-£10,925,482	-£11,043,279	-£11,337,772	-£13,104,728	-£14,086,371
60% LAR : 40% CIR	25%	-£4,353,781	-£11,242,900	-£13,268,608	-£13,386,087	-£13,679,782	-£15,441,957	-£16,420,941
60% LAR : 40% CIR	30%	-£6,963,593	-£13,605,010	-£15,625,830	-£15,743,024	-£16,036,010	-£17,793,923	-£18,770,541
60% LAR : 40% CIR	35%	-£9,596,175	-£15,980,481	-£17,997,008	-£18,113,953	-£18,406,315	-£20,160,484	-£21,142,473
60% LAR : 40% CIR	40%	-£12,255,250	-£18,369,580	-£20,382,005	-£20,498,734	-£20,790,557	-£22,586,050	-£23,588,704
60% LAR : 40% CIR	45%	-£14,926,947	-£20,770,975	-£22,830,275	-£22,950,406	-£23,250,734	-£25,052,703	-£26,053,797
60% LAR : 40% CIR	50%	-£17,611,140	-£23,245,468	-£25,314,351	-£25,434,329	-£25,734,276	-£27,533,952	-£28,533,773

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone B - £1,300 psf

No Units	135	Sales value inflation		Base
Site Area	1.04 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£32,908,460	£24,689,468	£22,661,128	£22,543,496	£22,249,414	£20,484,926	£19,491,566
60% LAR : 40% CIR	5%	£30,213,230	£22,266,615	£20,246,110	£20,128,932	£19,835,986	£18,059,991	£17,068,609
60% LAR : 40% CIR	10%	£27,504,987	£19,829,949	£17,810,871	£17,692,331	£17,395,979	£15,617,871	£14,630,033
60% LAR : 40% CIR	15%	£24,782,957	£17,379,600	£15,346,373	£15,228,221	£14,932,844	£13,160,577	£12,175,984
60% LAR : 40% CIR	20%	£22,048,167	£14,898,699	£12,867,501	£12,749,705	£12,455,212	£10,688,255	£9,706,613
60% LAR : 40% CIR	25%	£19,300,439	£12,400,106	£10,374,398	£10,256,920	£9,963,223	£8,201,050	£7,222,064
60% LAR : 40% CIR	30%	£16,539,903	£9,888,019	£7,867,199	£7,750,005	£7,457,019	£5,699,106	£4,722,488
60% LAR : 40% CIR	35%	£13,766,682	£7,362,571	£5,346,043	£5,229,099	£4,936,737	£3,182,567	£2,208,029
60% LAR : 40% CIR	40%	£10,967,070	£4,823,894	£2,811,070	£2,694,340	£2,402,517	£651,580	-£340,955
60% LAR : 40% CIR	45%	£8,142,958	£2,272,122	£258,988	£140,662	-£157,520	-£1,959,489	-£2,960,582
60% LAR : 40% CIR	50%	£5,306,351	-£306,786	-£2,375,670	-£2,495,648	-£2,795,595	-£4,595,272	-£5,595,092

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£69,495,275	-£79,715,262	-£78,743,603	-£79,861,235	-£79,155,317	-£60,819,805	-£81,813,164
60% LAR : 40% CIR	5%	-£71,191,500	-£79,138,116	-£81,158,621	-£81,275,799	-£81,568,744	-£83,344,740	-£84,336,122
60% LAR : 40% CIR	10%	-£73,900,043	-£81,574,792	-£83,593,859	-£83,712,400	-£84,008,751	-£85,786,860	-£86,774,698
60% LAR : 40% CIR	15%	-£76,621,774	-£84,025,130	-£86,058,358	-£86,176,509	-£86,471,887	-£88,244,154	-£89,226,747
60% LAR : 40% CIR	20%	-£79,356,564	-£86,506,031	-£88,537,229	-£88,655,026	-£88,949,518	-£90,716,476	-£91,698,118
60% LAR : 40% CIR	25%	-£82,104,292	-£89,004,625	-£91,039,313	-£91,147,811	-£91,441,507	-£93,203,681	-£94,182,666
60% LAR : 40% CIR	30%	-£84,864,828	-£91,516,711	-£93,537,532	-£93,654,726	-£93,947,711	-£95,705,625	-£96,682,643
60% LAR : 40% CIR	35%	-£87,638,048	-£94,042,160	-£96,055,688	-£96,175,632	-£96,467,994	-£98,222,164	-£99,196,702
60% LAR : 40% CIR	40%	-£90,437,660	-£96,580,807	-£98,993,951	-£99,710,391	-£99,902,213	-£100,753,151	-£101,745,686
60% LAR : 40% CIR	45%	-£93,261,773	-£99,132,609	-£101,145,743	-£101,264,069	-£101,552,250	-£103,364,219	-£104,365,315
60% LAR : 40% CIR	50%	-£96,098,380	-£101,711,517	-£103,780,401	-£103,900,379	-£104,200,326	-£106,000,003	-£106,999,822

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,477,401	-£34,895,893	-£35,724,333	-£39,841,995	-£37,136,047	-£18,800,535	-£39,893,884
60% LAR : 40% CIR	5%	-£29,172,231	-£37,118,847	-£39,139,352	-£39,256,529	-£39,549,475	-£41,325,470	-£42,316,853
60% LAR : 40% CIR	10%	-£31,880,774	-£39,555,572	-£41,574,589	-£41,693,131	-£41,989,482	-£43,767,591	-£44,755,429
60% LAR : 40% CIR	15%	-£34,602,504	-£42,005,861	-£44,039,088	-£44,157,240	-£44,452,618	-£46,224,885	-£47,207,478
60% LAR : 40% CIR	20%	-£37,337,295	-£44,486,762	-£46,517,960	-£46,635,757	-£46,930,249	-£48,697,206	-£49,678,849
60% LAR : 40% CIR	25%	-£40,085,023	-£46,985,356	-£49,019,963	-£49,128,542	-£49,422,238	-£51,184,412	-£52,163,397
60% LAR : 40% CIR	30%	-£42,845,559	-£49,497,442	-£51,518,263	-£51,635,457	-£51,928,442	-£53,686,356	-£54,662,974
60% LAR : 40% CIR	35%	-£45,618,779	-£52,022,890	-£54,039,419	-£54,156,363	-£54,448,724	-£56,202,894	-£57,177,433
60% LAR : 40% CIR	40%	-£48,418,391	-£54,561,567	-£56,974,392	-£56,691,121	-£56,982,944	-£58,733,882	-£59,726,417
60% LAR : 40% CIR	45%	-£51,242,503	-£57,113,340	-£59,126,474	-£59,244,800	-£59,542,981	-£61,344,950	-£62,346,044
60% LAR : 40% CIR	50%	-£54,079,111	-£59,692,248	-£61,761,132	-£61,881,110	-£62,181,057	-£63,980,733	-£64,980,553

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,094,157	-£17,295,157	-£18,313,452	-£19,431,113	-£19,725,301	-£21,489,089	-£22,483,354
60% LAR : 40% CIR	5%	-£11,761,385	-£19,708,000	-£21,728,506	-£21,845,683	-£22,138,629	-£23,914,624	-£24,906,007
60% LAR : 40% CIR	10%	-£14,469,928	-£22,144,666	-£24,163,744	-£24,282,284	-£24,578,636	-£26,356,744	-£27,344,583
60% LAR : 40% CIR	15%	-£17,191,658	-£24,595,015	-£26,628,242	-£26,746,394	-£27,041,772	-£28,814,039	-£29,796,631
60% LAR : 40% CIR	20%	-£19,926,449	-£27,075,916	-£29,107,114	-£29,224,911	-£29,519,403	-£31,286,360	-£32,268,003
60% LAR : 40% CIR	25%	-£22,674,176	-£29,574,510	-£31,609,217	-£31,717,696	-£32,011,392	-£33,773,565	-£34,752,551
60% LAR : 40% CIR	30%	-£25,434,712	-£32,086,596	-£34,107,417	-£34,224,611	-£34,517,596	-£36,275,510	-£37,252,128
60% LAR : 40% CIR	35%	-£28,207,933	-£34,612,044	-£36,628,572	-£36,745,516	-£37,037,878	-£38,792,048	-£39,766,587
60% LAR : 40% CIR	40%	-£31,007,545	-£37,150,721	-£39,163,545	-£39,280,275	-£39,572,098	-£41,323,036	-£42,315,571
60% LAR : 40% CIR	45%	-£33,831,657	-£39,702,494	-£41,715,627	-£41,833,953	-£42,132,135	-£43,934,104	-£44,935,198
60% LAR : 40% CIR	50%	-£36,668,265	-£42,281,401	-£44,350,286	-£44,470,264	-£44,770,210	-£46,569,887	-£47,569,707

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,515,114	£3,296,122	£1,267,782	£1,150,150	£856,068	-£906,420	-£1,901,760
60% LAR : 40% CIR	5%	£8,819,884	£873,269	-£1,147,237	-£1,264,414	-£1,557,360	-£3,333,355	-£4,324,737
60% LAR : 40% CIR	10%	£6,111,341	-£1,583,987	-£3,582,475	-£3,701,015	-£3,997,367	-£5,775,476	-£6,763,314
60% LAR : 40% CIR	15%	£3,389,611	-£4,013,746	-£6,046,973	-£6,165,125	-£6,460,503	-£8,232,769	-£9,217,362
60% LAR : 40% CIR	20%	£654,821	-£6,494,647	-£8,525,845	-£8,643,641	-£8,938,134	-£10,705,091	-£11,686,734
60% LAR : 40% CIR	25%	-£2,092,907	-£8,993,240	-£11,018,948	-£11,138,427	-£11,430,123	-£13,192,296	-£14,171,282
60% LAR : 40% CIR	30%	-£4,853,443	-£11,505,327	-£13,526,148	-£13,643,342	-£13,936,327	-£15,694,241	-£16,670,858
60% LAR : 40% CIR	35%	-£7,626,664	-£14,030,775	-£16,047,303	-£16,164,247	-£16,456,609	-£18,210,779	-£19,185,317
60% LAR : 40% CIR	40%	-£10,426,276	-£16,569,452	-£18,982,276	-£18,699,006	-£18,990,829	-£20,741,766	-£21,734,301
60% LAR : 40% CIR	45%	-£13,250,388	-£19,121,225	-£21,134,358	-£21,252,684	-£21,550,866	-£23,352,835	-£24,353,929
60% LAR : 40% CIR	50%	-£16,086,996	-£21,700,132	-£23,769,016	-£23,888,995	-£24,188,941	-£25,988,618	-£26,988,438

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone B - £900 psf
No Units	150	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,512,887	£2,502,971	£1,058,803	£922,028	£580,087	-£1,502,320	-£2,677,169
60% LAR : 40% CIR	5%	£8,862,263	£1,133,753	-£309,623	-£447,964	-£793,814	-£2,897,915	-£4,068,339
60% LAR : 40% CIR	10%	£7,196,726	-£254,516	-£1,721,141	-£1,861,103	-£2,211,010	-£4,310,448	-£5,476,802
60% LAR : 40% CIR	15%	£5,516,412	-£1,685,613	-£3,158,706	-£3,298,223	-£3,647,015	-£5,739,762	-£6,902,399
60% LAR : 40% CIR	20%	£3,821,458	-£3,143,297	-£4,612,124	-£4,751,236	-£5,099,018	-£7,185,703	-£8,344,972
60% LAR : 40% CIR	25%	£2,112,001	-£4,616,244	-£6,081,245	-£6,219,995	-£6,566,869	-£8,648,116	-£9,804,363
60% LAR : 40% CIR	30%	£388,179	-£6,104,312	-£7,565,921	-£7,704,350	-£8,050,420	-£10,126,845	-£11,280,414
60% LAR : 40% CIR	35%	-£1,374,604	-£7,607,356	-£9,066,006	-£9,204,153	-£9,549,522	-£11,621,735	-£12,772,965
60% LAR : 40% CIR	40%	-£3,180,334	-£9,126,233	-£10,581,350	-£10,719,257	-£11,064,025	-£13,132,632	-£14,281,858
60% LAR : 40% CIR	45%	-£5,000,450	-£10,657,797	-£12,111,807	-£12,249,513	-£12,593,780	-£14,659,380	-£15,806,936
60% LAR : 40% CIR	50%	-£6,834,812	-£12,204,907	-£13,657,227	-£13,794,773	-£14,138,638	-£16,201,826	-£17,348,040

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,868,016	-£24,128,576	-£25,572,742	-£25,709,518	-£26,051,459	-£28,133,866	-£29,308,716
60% LAR : 40% CIR	5%	-£17,769,283	-£25,497,792	-£26,941,169	-£27,079,509	-£27,425,359	-£29,529,461	-£30,699,884
60% LAR : 40% CIR	10%	-£19,434,820	-£26,886,061	-£28,352,089	-£28,492,649	-£28,842,556	-£30,941,993	-£32,108,348
60% LAR : 40% CIR	15%	-£21,115,134	-£28,317,158	-£29,790,252	-£29,929,769	-£30,278,560	-£32,371,307	-£33,533,944
60% LAR : 40% CIR	20%	-£22,810,087	-£29,774,843	-£31,243,669	-£31,382,782	-£31,730,563	-£33,817,248	-£34,976,518
60% LAR : 40% CIR	25%	-£24,519,944	-£31,247,790	-£32,712,790	-£32,851,540	-£33,198,414	-£35,279,661	-£36,435,909
60% LAR : 40% CIR	30%	-£26,243,967	-£32,735,858	-£34,197,467	-£34,335,895	-£34,681,966	-£36,758,391	-£37,911,960
60% LAR : 40% CIR	35%	-£28,006,150	-£34,238,901	-£35,697,551	-£35,835,698	-£36,181,068	-£38,253,280	-£39,404,510
60% LAR : 40% CIR	40%	-£29,811,879	-£35,756,778	-£37,212,895	-£37,350,802	-£37,695,571	-£39,764,178	-£40,913,404
60% LAR : 40% CIR	45%	-£31,631,995	-£37,289,342	-£38,743,352	-£38,881,059	-£39,225,326	-£41,290,926	-£42,438,482
60% LAR : 40% CIR	50%	-£33,466,357	-£38,836,453	-£40,288,773	-£40,426,318	-£40,770,184	-£42,833,371	-£43,979,586

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,983,254	-£13,993,211	-£14,537,379	-£14,674,154	-£15,016,095	-£17,098,502	-£18,273,351
60% LAR : 40% CIR	5%	-£6,733,919	-£14,462,428	-£15,905,805	-£16,044,146	-£16,389,995	-£18,494,097	-£19,664,521
60% LAR : 40% CIR	10%	-£9,399,456	-£15,850,698	-£17,316,726	-£17,457,285	-£17,807,192	-£19,906,630	-£21,072,984
60% LAR : 40% CIR	15%	-£10,079,770	-£17,281,794	-£18,754,888	-£18,894,405	-£19,243,197	-£21,335,944	-£22,498,581
60% LAR : 40% CIR	20%	-£11,774,724	-£18,739,479	-£20,208,306	-£20,347,418	-£20,695,199	-£22,781,884	-£23,941,154
60% LAR : 40% CIR	25%	-£13,484,581	-£20,212,426	-£21,677,427	-£21,816,177	-£22,163,051	-£24,244,298	-£25,400,545
60% LAR : 40% CIR	30%	-£15,208,603	-£21,700,494	-£23,162,103	-£23,300,531	-£23,646,602	-£25,723,027	-£26,876,596
60% LAR : 40% CIR	35%	-£16,970,786	-£23,203,538	-£24,662,188	-£24,800,335	-£25,145,704	-£27,217,917	-£28,369,147
60% LAR : 40% CIR	40%	-£18,776,516	-£24,721,414	-£26,177,532	-£26,315,439	-£26,660,207	-£28,728,814	-£29,878,040
60% LAR : 40% CIR	45%	-£20,596,632	-£26,253,979	-£27,707,988	-£27,845,695	-£28,189,962	-£30,255,562	-£31,403,118
60% LAR : 40% CIR	50%	-£22,430,994	-£27,801,089	-£29,253,409	-£29,390,955	-£29,734,820	-£31,798,007	-£32,944,222

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£310,745	-£8,820,865	-£9,364,833	-£10,101,606	-£10,443,455	-£12,525,957	-£13,700,998
60% LAR : 40% CIR	5%	-£2,161,373	-£9,889,883	-£11,333,260	-£11,471,600	-£11,817,450	-£13,921,552	-£15,091,975
60% LAR : 40% CIR	10%	-£3,826,911	-£11,278,152	-£12,744,777	-£12,884,740	-£13,234,646	-£15,334,084	-£16,500,439
60% LAR : 40% CIR	15%	-£5,507,225	-£12,709,249	-£14,182,343	-£14,321,860	-£14,670,651	-£16,763,398	-£17,926,035
60% LAR : 40% CIR	20%	-£7,202,178	-£14,166,934	-£15,635,760	-£15,774,873	-£16,122,654	-£18,209,339	-£19,368,609
60% LAR : 40% CIR	25%	-£8,911,035	-£15,639,880	-£17,104,881	-£17,243,631	-£17,590,505	-£19,671,752	-£20,828,000
60% LAR : 40% CIR	30%	-£10,635,058	-£17,127,948	-£18,589,556	-£18,727,986	-£19,074,056	-£21,150,481	-£22,304,050
60% LAR : 40% CIR	35%	-£12,398,241	-£18,630,992	-£20,089,642	-£20,227,789	-£20,573,159	-£22,645,371	-£23,796,601
60% LAR : 40% CIR	40%	-£14,203,970	-£20,148,869	-£21,604,986	-£21,742,893	-£22,087,662	-£24,156,268	-£25,305,495
60% LAR : 40% CIR	45%	-£16,024,086	-£21,681,433	-£23,135,443	-£23,273,150	-£23,617,417	-£25,683,016	-£26,830,573
60% LAR : 40% CIR	50%	-£17,858,448	-£23,228,544	-£24,680,864	-£24,818,409	-£25,162,275	-£27,225,462	-£28,371,677

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,894,433	£3,315,484	£4,558,651	£4,696,427	£5,038,368	£7,120,775	£8,295,624
60% LAR : 40% CIR	5%	£3,243,808	£4,484,701	£5,928,078	£6,066,418	£6,412,268	£8,516,370	£9,686,794
60% LAR : 40% CIR	10%	£1,578,271	£5,372,970	£7,339,595	£7,479,558	£7,829,465	£9,928,903	£11,095,257
60% LAR : 40% CIR	15%	-£102,043	£7,304,067	£8,777,161	£8,916,678	£9,265,469	£11,358,216	£12,520,854
60% LAR : 40% CIR	20%	-£1,796,996	£6,761,752	£10,230,579	£10,369,691	£10,717,472	£12,804,157	£13,963,427
60% LAR : 40% CIR	25%	-£3,506,453	£10,234,699	£11,699,699	£11,838,450	£12,185,323	£14,266,570	£15,422,818
60% LAR : 40% CIR	30%	-£5,230,276	£11,722,767	£13,184,376	£13,322,804	£13,668,875	£15,745,300	£16,898,869
60% LAR : 40% CIR	35%	-£6,993,059	£13,225,811	£14,684,460	£14,822,607	£15,167,977	£17,240,190	£18,391,419
60% LAR : 40% CIR	40%	-£8,798,788	£14,743,887	£16,199,904	£16,337,711	£16,682,480	£18,751,087	£19,900,313
60% LAR : 40% CIR	45%	-£10,618,904	£16,276,251	£17,730,261	£17,867,968	£18,212,235	£20,277,835	£21,425,391
60% LAR : 40% CIR	50%	-£12,453,266	£17,823,362	£19,275,682	£19,413,227	£19,757,093	£21,820,280	£22,966,495

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone B - £950 psf
No Units	150	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£13,840,385	£5,811,154	£4,366,987	£4,230,210	£3,888,270	£1,836,628	£696,827
60% LAR : 40% CIR	5%	£12,039,294	£4,276,528	£2,837,804	£2,701,543	£2,360,890	£316,976	-£831,022
60% LAR : 40% CIR	10%	£10,222,472	£2,726,674	£1,292,955	£1,157,168	£817,700	-£1,240,807	-£2,407,161
60% LAR : 40% CIR	15%	£8,374,062	£1,161,733	-£271,495	-£408,915	-£752,464	-£2,840,657	-£4,003,294
60% LAR : 40% CIR	20%	£6,511,012	-£424,535	-£1,883,554	-£2,022,666	-£2,370,448	-£4,457,133	-£5,616,403
60% LAR : 40% CIR	25%	£4,633,458	-£2,058,210	-£3,523,211	-£3,661,960	-£4,008,835	-£5,090,081	-£7,246,330
60% LAR : 40% CIR	30%	£2,741,538	-£3,716,813	-£5,178,423	-£5,316,851	-£5,662,921	-£7,739,346	-£8,892,915
60% LAR : 40% CIR	35%	£835,387	-£5,390,393	-£6,849,042	-£6,987,190	-£7,332,559	-£9,404,772	-£10,556,002
60% LAR : 40% CIR	40%	-£1,101,410	-£7,078,805	-£8,534,922	-£8,672,829	-£9,017,598	-£11,086,205	-£12,235,431
60% LAR : 40% CIR	45%	-£3,094,075	-£8,781,906	-£10,235,915	-£10,373,621	-£10,717,888	-£12,783,489	-£13,931,045
60% LAR : 40% CIR	50%	-£5,101,744	-£10,499,551	-£11,951,871	-£12,089,418	-£12,433,282	-£14,496,469	-£15,642,684

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,781,161	-£20,930,392	-£22,264,558	-£22,401,535	-£22,743,276	-£24,794,917	-£25,934,718
60% LAR : 40% CIR	5%	-£14,592,251	-£22,355,018	-£23,793,742	-£23,930,002	-£24,270,655	-£26,314,569	-£27,462,567
60% LAR : 40% CIR	10%	-£16,409,073	-£23,904,872	-£25,339,590	-£25,474,378	-£25,813,840	-£27,872,352	-£29,038,707
60% LAR : 40% CIR	15%	-£16,257,484	-£25,469,812	-£26,903,040	-£27,040,461	-£27,384,010	-£29,472,202	-£30,634,839
60% LAR : 40% CIR	20%	-£20,120,534	-£27,056,080	-£28,515,100	-£28,654,212	-£29,001,993	-£31,088,678	-£32,247,949
60% LAR : 40% CIR	25%	-£21,998,087	-£28,689,756	-£30,154,756	-£30,293,506	-£30,640,380	-£32,721,627	-£33,877,875
60% LAR : 40% CIR	30%	-£23,860,008	-£30,348,359	-£31,809,968	-£31,948,396	-£32,294,467	-£34,370,892	-£35,524,461
60% LAR : 40% CIR	35%	-£25,796,158	-£32,021,939	-£33,480,588	-£33,618,736	-£33,964,104	-£36,036,318	-£37,187,548
60% LAR : 40% CIR	40%	-£27,752,956	-£33,710,351	-£35,166,468	-£35,304,375	-£35,649,143	-£37,717,750	-£38,866,976
60% LAR : 40% CIR	45%	-£29,725,621	-£35,413,451	-£36,867,461	-£37,005,167	-£37,349,434	-£39,415,034	-£40,562,590
60% LAR : 40% CIR	50%	-£31,733,289	-£37,131,097	-£38,583,417	-£38,720,963	-£39,064,827	-£41,128,015	-£42,274,230

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,785,797	-£9,785,028	-£11,229,195	-£11,365,971	-£11,707,912	-£13,759,554	-£14,899,354
60% LAR : 40% CIR	5%	-£3,556,888	-£11,319,654	-£12,758,378	-£12,894,639	-£13,235,292	-£15,279,206	-£16,427,203
60% LAR : 40% CIR	10%	-£5,373,709	-£12,869,508	-£14,303,227	-£14,439,014	-£14,778,482	-£16,836,989	-£18,003,343
60% LAR : 40% CIR	15%	-£7,222,120	-£14,434,448	-£15,867,677	-£16,005,097	-£16,348,646	-£18,436,838	-£19,599,476
60% LAR : 40% CIR	20%	-£9,085,170	-£16,020,717	-£17,479,736	-£17,618,848	-£17,966,630	-£20,053,315	-£21,212,585
60% LAR : 40% CIR	25%	-£10,962,724	-£17,654,392	-£19,119,393	-£19,258,142	-£19,605,017	-£21,686,263	-£22,842,511
60% LAR : 40% CIR	30%	-£12,824,644	-£19,312,996	-£20,774,604	-£20,913,033	-£21,259,103	-£23,335,528	-£24,489,097
60% LAR : 40% CIR	35%	-£14,760,795	-£20,986,575	-£22,445,224	-£22,583,372	-£22,928,741	-£25,000,954	-£26,152,184
60% LAR : 40% CIR	40%	-£16,697,592	-£22,674,987	-£24,131,104	-£24,269,011	-£24,613,780	-£26,682,386	-£27,831,613
60% LAR : 40% CIR	45%	-£18,690,257	-£24,378,087	-£25,832,097	-£25,969,803	-£26,314,070	-£28,379,671	-£29,527,227
60% LAR : 40% CIR	50%	-£20,697,926	-£26,095,733	-£27,548,053	-£27,685,599	-£28,029,464	-£30,092,651	-£31,238,866

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,816,748	-£5,212,482	-£6,656,648	-£6,793,426	-£7,135,367	-£9,187,008	-£10,326,808
60% LAR : 40% CIR	5%	£1,015,658	-£6,747,109	-£8,185,833	-£8,322,093	-£8,662,746	-£10,706,660	-£11,854,658
60% LAR : 40% CIR	10%	-£801,164	-£9,296,962	-£10,730,681	-£10,866,469	-£11,205,937	-£13,264,443	-£14,430,797
60% LAR : 40% CIR	15%	-£2,649,574	-£9,861,903	-£11,295,131	-£11,432,551	-£11,776,101	-£13,864,293	-£15,026,930
60% LAR : 40% CIR	20%	-£4,512,625	-£11,448,171	-£12,907,190	-£13,046,303	-£13,394,084	-£15,480,769	-£16,640,040
60% LAR : 40% CIR	25%	-£6,390,178	-£13,081,847	-£14,546,847	-£14,685,597	-£15,032,471	-£17,113,717	-£18,269,966
60% LAR : 40% CIR	30%	-£8,252,099	-£14,740,450	-£16,202,059	-£16,340,487	-£16,686,558	-£18,762,983	-£19,916,552
60% LAR : 40% CIR	35%	-£10,188,249	-£16,414,030	-£17,872,679	-£18,010,827	-£18,356,195	-£20,428,409	-£21,579,639
60% LAR : 40% CIR	40%	-£12,125,047	-£18,102,442	-£19,559,559	-£19,696,466	-£20,041,234	-£22,109,841	-£23,259,067
60% LAR : 40% CIR	45%	-£14,117,712	-£19,805,542	-£21,259,552	-£21,397,258	-£21,741,524	-£23,807,125	-£24,954,681
60% LAR : 40% CIR	50%	-£16,125,380	-£21,523,188	-£22,975,508	-£23,113,054	-£23,456,918	-£25,520,106	-£26,666,321

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,221,930	£192,699	-£1,251,468	-£1,388,244	-£1,730,185	-£3,781,827	-£4,921,627
60% LAR : 40% CIR	5%	£6,420,839	-£1,341,927	-£2,780,651	-£2,916,912	-£3,257,564	-£5,301,478	-£6,449,476
60% LAR : 40% CIR	10%	£4,604,018	-£2,891,781	-£4,325,499	-£4,461,287	-£4,800,755	-£6,859,261	-£8,025,616
60% LAR : 40% CIR	15%	£2,755,607	-£4,456,721	-£5,889,950	-£6,027,370	-£6,370,919	-£8,459,111	-£9,621,749
60% LAR : 40% CIR	20%	£892,557	-£6,042,989	-£7,502,009	-£7,641,121	-£7,988,902	-£10,075,587	-£11,234,858
60% LAR : 40% CIR	25%	-£984,996	-£7,676,665	-£9,141,666	-£9,280,415	-£9,627,290	-£11,708,536	-£12,864,784
60% LAR : 40% CIR	30%	-£2,872,917	-£9,335,268	-£10,796,877	-£10,935,305	-£11,281,376	-£13,357,801	-£14,511,370
60% LAR : 40% CIR	35%	-£4,783,068	-£11,008,848	-£12,467,497	-£12,605,645	-£12,951,013	-£15,023,227	-£16,174,457
60% LAR : 40% CIR	40%	-£6,710,865	-£12,687,260	-£14,153,377	-£14,291,284	-£14,636,053	-£16,704,659	-£17,853,886
60% LAR : 40% CIR	45%	-£8,712,530	-£14,400,360	-£15,854,370	-£15,992,076	-£16,336,343	-£18,401,943	-£19,549,500
60% LAR : 40% CIR	50%	-£10,720,198	-£16,118,006	-£17,570,326	-£17,707,872	-£18,051,737	-£20,114,924	-£21,261,139

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone B - £1,000 psf
No Units	150	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£17,160,963	£9,119,338	£7,675,170	£7,538,393	£7,196,454	£5,144,811	£4,005,010
60% LAR : 40% CIR	5%	£15,193,841	£7,419,302	£5,980,578	£5,844,317	£5,503,664	£3,459,750	£2,324,242
60% LAR : 40% CIR	10%	£13,212,033	£5,704,039	£4,270,321	£4,134,533	£3,795,065	£1,758,257	£626,697
60% LAR : 40% CIR	15%	£11,215,669	£3,973,689	£2,544,541	£2,409,186	£2,070,801	£40,483	-£1,104,189
60% LAR : 40% CIR	20%	£9,200,564	£2,228,391	£803,383	£668,420	£331,015	-£1,728,564	-£2,887,834
60% LAR : 40% CIR	25%	£7,154,914	£468,286	-£967,552	-£1,104,216	-£1,450,801	-£3,532,047	-£4,688,296
60% LAR : 40% CIR	30%	£5,094,896	-£1,329,315	-£2,790,924	-£2,929,352	-£3,275,424	-£5,351,848	-£6,505,417
60% LAR : 40% CIR	35%	£3,020,649	-£3,173,430	-£4,632,080	-£4,770,228	-£5,115,596	-£7,187,810	-£8,339,039
60% LAR : 40% CIR	40%	£932,308	-£5,032,378	-£6,488,495	-£6,626,403	-£6,971,171	-£9,039,777	-£10,189,004
60% LAR : 40% CIR	45%	-£1,187,841	-£6,906,014	-£8,360,023	-£8,497,730	-£8,841,997	-£10,907,597	-£12,055,153
60% LAR : 40% CIR	50%	-£3,368,676	-£8,794,195	-£10,246,515	-£10,384,061	-£10,727,926	-£12,791,113	-£13,937,328

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,470,943	-£17,512,208	-£18,956,376	-£19,093,152	-£19,435,092	-£21,495,735	-£22,626,535
60% LAR : 40% CIR	5%	-£11,437,704	-£19,212,243	-£20,650,967	-£20,787,228	-£21,127,881	-£23,171,795	-£24,307,303
60% LAR : 40% CIR	10%	-£13,419,513	-£20,927,507	-£22,367,225	-£22,497,512	-£22,836,480	-£24,873,288	-£26,004,848
60% LAR : 40% CIR	15%	-£15,415,877	-£22,657,856	-£24,087,005	-£24,222,360	-£24,560,745	-£26,591,062	-£27,735,734
60% LAR : 40% CIR	20%	-£17,430,981	-£24,403,154	-£25,828,163	-£25,963,125	-£26,300,531	-£28,360,109	-£29,519,379
60% LAR : 40% CIR	25%	-£19,476,632	-£26,163,260	-£27,599,097	-£27,735,762	-£28,082,347	-£30,165,593	-£31,319,841
60% LAR : 40% CIR	30%	-£21,536,650	-£27,960,860	-£29,422,469	-£29,560,898	-£29,906,969	-£31,983,393	-£33,136,962
60% LAR : 40% CIR	35%	-£23,610,897	-£29,804,975	-£31,263,625	-£31,401,773	-£31,747,142	-£33,819,355	-£34,970,584
60% LAR : 40% CIR	40%	-£25,699,237	-£31,663,923	-£33,120,040	-£33,257,948	-£33,602,716	-£35,671,323	-£36,820,549
60% LAR : 40% CIR	45%	-£27,819,987	-£33,537,560	-£34,991,568	-£35,129,275	-£35,473,542	-£37,539,143	-£38,686,698
60% LAR : 40% CIR	50%	-£30,000,221	-£35,425,740	-£36,878,060	-£37,015,607	-£37,359,471	-£39,422,659	-£40,568,973

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,564,781	-£9,476,844	-£7,921,012	-£8,057,788	-£8,399,728	-£10,451,371	-£11,591,171
60% LAR : 40% CIR	5%	-£402,340	-£8,176,880	-£9,615,604	-£9,751,865	-£10,092,517	-£12,136,431	-£13,271,940
60% LAR : 40% CIR	10%	-£2,384,149	-£9,892,143	-£11,325,861	-£11,461,648	-£11,801,116	-£13,837,924	-£14,969,484
60% LAR : 40% CIR	15%	-£4,380,513	-£11,622,493	-£13,051,641	-£13,186,996	-£13,525,381	-£15,555,698	-£16,700,371
60% LAR : 40% CIR	20%	-£6,395,618	-£13,367,790	-£14,792,799	-£14,927,762	-£15,265,167	-£17,324,746	-£18,484,015
60% LAR : 40% CIR	25%	-£8,441,268	-£15,127,896	-£16,563,733	-£16,700,398	-£17,046,983	-£19,128,229	-£20,284,478
60% LAR : 40% CIR	30%	-£10,501,286	-£16,925,497	-£18,387,106	-£18,525,534	-£18,871,606	-£20,948,030	-£22,101,599
60% LAR : 40% CIR	35%	-£12,575,533	-£18,769,612	-£20,228,262	-£20,366,410	-£20,711,778	-£22,783,992	-£23,935,221
60% LAR : 40% CIR	40%	-£14,663,873	-£20,628,560	-£22,084,677	-£22,222,585	-£22,567,352	-£24,635,959	-£25,785,185
60% LAR : 40% CIR	45%	-£16,784,623	-£22,502,196	-£23,956,205	-£24,093,912	-£24,438,179	-£26,503,779	-£27,651,334
60% LAR : 40% CIR	50%	-£18,964,857	-£24,390,377	-£25,842,697	-£25,980,243	-£26,324,108	-£28,387,295	-£29,533,510

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,137,326	-£1,904,259	-£3,345,468	-£3,485,243	-£3,827,183	-£5,878,825	-£7,018,625
60% LAR : 40% CIR	5%	£4,170,205	-£3,604,334	-£5,043,058	-£5,179,319	-£5,519,972	-£7,563,886	-£8,699,394
60% LAR : 40% CIR	10%	£2,188,396	-£5,319,598	-£6,753,316	-£6,888,103	-£7,228,971	-£9,265,379	-£10,396,939
60% LAR : 40% CIR	15%	£192,032	-£7,049,947	-£8,479,095	-£8,614,451	-£8,952,836	-£10,983,153	-£12,127,825
60% LAR : 40% CIR	20%	-£1,823,072	-£8,795,245	-£10,220,254	-£10,355,216	-£10,692,622	-£12,752,200	-£13,911,470
60% LAR : 40% CIR	25%	-£3,869,722	-£10,555,351	-£11,991,188	-£12,127,853	-£12,474,438	-£14,556,684	-£15,711,932
60% LAR : 40% CIR	30%	-£5,929,740	-£12,352,951	-£13,814,560	-£13,952,989	-£14,299,060	-£16,375,484	-£17,529,053
60% LAR : 40% CIR	35%	-£8,002,988	-£14,197,066	-£15,655,716	-£15,793,864	-£16,139,233	-£18,211,446	-£19,362,675
60% LAR : 40% CIR	40%	-£10,091,328	-£16,056,014	-£17,512,131	-£17,650,039	-£17,994,807	-£20,063,414	-£21,212,640
60% LAR : 40% CIR	45%	-£12,211,478	-£17,929,051	-£19,383,059	-£19,521,066	-£19,865,633	-£21,931,234	-£23,078,789
60% LAR : 40% CIR	50%	-£14,392,312	-£19,817,831	-£21,270,151	-£21,407,698	-£21,751,562	-£23,814,750	-£24,960,964

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,542,508	£3,500,883	£2,056,715	£1,919,939	£1,577,999	-£473,644	-£1,613,444
60% LAR : 40% CIR	5%	£9,575,387	£1,800,847	£362,123	£225,863	-£114,790	-£2,158,704	-£3,294,212
60% LAR : 40% CIR	10%	£7,593,578	£85,584	-£1,346,134	-£1,480,921	-£1,820,389	-£3,860,197	-£4,991,757
60% LAR : 40% CIR	15%	£5,597,214	-£1,645,785	-£3,073,914	-£3,209,269	-£3,547,654	-£5,577,971	-£6,722,644
60% LAR : 40% CIR	20%	£3,582,110	-£3,390,063	-£4,815,072	-£4,950,034	-£5,287,440	-£7,347,018	-£8,506,288
60% LAR : 40% CIR	25%	£1,536,459	-£5,150,169	-£6,586,006	-£6,722,671	-£7,069,256	-£9,150,502	-£10,306,750
60% LAR : 40% CIR	30%	-£524,559	-£6,947,789	-£8,409,379	-£8,547,807	-£8,893,878	-£10,970,302	-£12,123,871
60% LAR : 40% CIR	35%	-£2,597,806	-£8,791,884	-£10,250,534	-£10,388,682	-£10,734,051	-£12,806,264	-£13,957,493
60% LAR : 40% CIR	40%	-£4,686,146	-£10,650,832	-£12,106,950	-£12,244,858	-£12,589,625	-£14,658,232	-£15,807,458
60% LAR : 40% CIR	45%	-£6,806,296	-£12,524,469	-£13,978,477	-£14,116,184	-£14,460,451	-£16,526,052	-£17,673,607
60% LAR : 40% CIR	50%	-£8,987,130	-£14,412,650	-£15,864,970	-£16,002,516	-£16,346,380	-£18,409,568	-£19,555,783

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone B - £1,050 psf
No Units	150	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£20,481,540	£12,427,521	£10,983,353	£10,846,577	£10,504,637	£8,452,995	£7,313,193
60% LAR : 40% CIR	5%	£18,348,390	£10,562,075	£9,123,352	£8,987,091	£8,646,439	£6,602,525	£5,467,017
60% LAR : 40% CIR	10%	£16,200,552	£8,681,404	£7,247,685	£7,111,898	£6,772,430	£4,735,622	£3,604,063
60% LAR : 40% CIR	15%	£14,038,160	£6,785,645	£5,356,497	£5,221,142	£4,882,756	£2,852,439	£1,724,485
60% LAR : 40% CIR	20%	£11,861,348	£4,874,939	£3,449,929	£3,314,966	£2,977,561	£953,126	-£174,179
60% LAR : 40% CIR	25%	£9,670,250	£2,949,424	£1,528,127	£1,393,516	£1,056,990	-£976,850	-£2,130,261
60% LAR : 40% CIR	30%	£7,448,255	£1,009,239	-£415,004	-£551,352	-£892,221	-£2,964,349	-£4,117,918
60% LAR : 40% CIR	35%	£5,205,911	-£959,899	-£2,415,117	-£2,553,264	-£2,898,634	-£4,970,846	-£6,122,076
60% LAR : 40% CIR	40%	£2,949,472	-£2,985,950	-£4,442,069	-£4,579,978	-£4,924,743	-£6,993,351	-£8,142,576
60% LAR : 40% CIR	45%	£679,078	-£5,030,122	-£6,484,132	-£6,621,839	-£6,966,105	-£9,031,705	-£10,179,261
60% LAR : 40% CIR	50%	-£1,635,607	-£7,088,840	-£8,541,159	-£8,678,705	-£9,022,570	-£11,085,757	-£12,231,973

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,150,005	-£14,204,025	-£15,648,193	-£15,784,998	-£16,126,909	-£18,179,551	-£19,318,352
60% LAR : 40% CIR	5%	-£8,283,156	-£16,069,470	-£17,508,193	-£17,644,455	-£17,985,107	-£20,029,021	-£21,164,529
60% LAR : 40% CIR	10%	-£10,430,994	-£17,950,141	-£19,383,860	-£19,519,648	-£19,859,116	-£21,895,933	-£23,027,482
60% LAR : 40% CIR	15%	-£12,593,385	-£19,845,900	-£21,275,049	-£21,410,404	-£21,748,790	-£23,779,106	-£24,907,060
60% LAR : 40% CIR	20%	-£14,770,197	-£21,756,607	-£23,181,617	-£23,316,579	-£23,653,985	-£25,678,420	-£26,805,725
60% LAR : 40% CIR	25%	-£16,961,255	-£23,682,122	-£25,103,418	-£25,238,029	-£25,574,555	-£27,606,396	-£28,761,806
60% LAR : 40% CIR	30%	-£19,163,290	-£25,622,306	-£27,046,550	-£27,182,898	-£27,523,767	-£29,595,895	-£30,749,464
60% LAR : 40% CIR	35%	-£21,425,634	-£27,591,445	-£29,046,663	-£29,184,810	-£29,530,179	-£31,602,392	-£32,753,622
60% LAR : 40% CIR	40%	-£23,669,013	-£29,617,496	-£31,073,614	-£31,211,521	-£31,556,289	-£33,624,896	-£34,774,122
60% LAR : 40% CIR	45%	-£25,952,467	-£31,661,667	-£33,115,677	-£33,253,384	-£33,597,650	-£35,663,251	-£36,810,807
60% LAR : 40% CIR	50%	-£28,267,153	-£33,720,385	-£35,172,704	-£35,310,251	-£35,654,115	-£37,717,303	-£38,863,518

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,885,358	-£3,168,661	-£4,612,829	-£4,749,605	-£5,091,545	-£7,143,187	-£8,282,989
60% LAR : 40% CIR	5%	£2,752,208	-£5,034,107	-£6,472,830	-£6,609,091	-£6,949,743	-£8,993,657	-£10,129,165
60% LAR : 40% CIR	10%	£604,370	-£6,914,779	-£8,348,498	-£8,484,284	-£8,823,752	-£10,860,569	-£11,992,119
60% LAR : 40% CIR	15%	-£1,558,022	-£8,810,537	-£10,239,685	-£10,375,040	-£10,713,426	-£12,743,743	-£13,871,696
60% LAR : 40% CIR	20%	-£3,734,834	-£10,721,243	-£12,146,253	-£12,281,215	-£12,618,621	-£14,643,056	-£15,770,361
60% LAR : 40% CIR	25%	-£5,925,931	-£12,646,758	-£14,068,053	-£14,202,666	-£14,539,191	-£16,570,932	-£17,726,443
60% LAR : 40% CIR	30%	-£8,147,927	-£14,586,943	-£16,011,186	-£16,147,534	-£16,488,403	-£18,560,531	-£19,714,100
60% LAR : 40% CIR	35%	-£10,390,271	-£16,556,081	-£18,011,299	-£18,149,446	-£18,494,815	-£20,567,028	-£21,718,258
60% LAR : 40% CIR	40%	-£12,646,709	-£18,582,132	-£20,038,250	-£20,176,157	-£20,520,925	-£22,589,533	-£23,738,758
60% LAR : 40% CIR	45%	-£14,917,104	-£20,626,304	-£22,080,313	-£22,218,020	-£22,562,286	-£24,627,887	-£25,775,443
60% LAR : 40% CIR	50%	-£17,231,789	-£22,685,022	-£24,137,341	-£24,274,887	-£24,618,751	-£26,681,939	-£27,828,155

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,457,903	£1,403,884	-£40,284	-£177,059	-£519,000	-£2,570,642	-£3,709,443
60% LAR : 40% CIR	5%	£7,324,753	-£461,561	-£1,900,284	-£2,036,546	-£2,377,198	-£4,421,112	-£5,556,620
60% LAR : 40% CIR	10%	£5,176,915	-£2,342,232	-£3,775,951	-£3,911,738	-£4,251,206	-£6,288,014	-£7,419,573
60% LAR : 40% CIR	15%	£3,014,524	-£4,237,991	-£5,667,139	-£5,802,495	-£6,140,881	-£8,171,197	-£9,299,151
60% LAR : 40% CIR	20%	£837,712	-£6,148,898	-£7,573,707	-£7,708,670	-£8,046,075	-£10,070,511	-£11,197,816
60% LAR : 40% CIR	25%	-£1,353,386	-£8,074,213	-£9,495,509	-£9,630,120	-£9,966,646	-£12,000,487	-£13,153,897
60% LAR : 40% CIR	30%	-£3,575,381	-£10,014,397	-£11,438,641	-£11,574,989	-£11,915,858	-£13,987,985	-£15,141,554
60% LAR : 40% CIR	35%	-£5,817,725	-£11,983,536	-£13,438,754	-£13,576,901	-£13,922,270	-£15,994,483	-£17,145,713
60% LAR : 40% CIR	40%	-£8,074,164	-£14,009,587	-£15,465,705	-£15,603,612	-£15,948,380	-£18,016,987	-£19,166,213
60% LAR : 40% CIR	45%	-£10,344,558	-£16,053,758	-£17,507,768	-£17,645,475	-£17,989,741	-£20,055,342	-£21,202,898
60% LAR : 40% CIR	50%	-£12,659,244	-£18,112,476	-£19,564,795	-£19,702,342	-£20,046,206	-£22,109,393	-£23,255,609

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,863,085	£8,809,066	£5,364,898	£5,228,123	£4,886,182	£2,834,540	£1,694,739
60% LAR : 40% CIR	5%	£12,729,935	£4,943,621	£3,504,898	£3,368,636	£3,027,984	£984,070	-£151,438
60% LAR : 40% CIR	10%	£10,582,097	£3,062,950	£1,629,231	£1,493,443	£1,153,975	-£882,852	-£2,014,392
60% LAR : 40% CIR	15%	£8,419,706	£1,167,191	£201,056	£66,233	-£275,599	-£2,786,015	-£3,893,969
60% LAR : 40% CIR	20%	£6,242,893	-£743,516	-£2,168,526	-£2,303,488	-£2,640,894	-£4,665,329	-£5,792,634
60% LAR : 40% CIR	25%	£4,051,796	-£2,669,031	-£4,090,327	-£4,224,938	-£4,561,464	-£6,593,205	-£7,748,716
60% LAR : 40% CIR	30%	£1,829,801	-£4,609,215	-£6,033,459	-£6,169,807	-£6,510,676	-£8,582,804	-£9,736,373
60% LAR : 40% CIR	35%	-£412,543	-£6,578,354	-£8,033,572	-£8,171,719	-£8,517,088	-£10,589,301	-£11,740,531
60% LAR : 40% CIR	40%	-£2,668,982	-£8,604,405	-£10,060,523	-£10,198,430	-£10,543,198	-£12,611,806	-£13,761,031
60% LAR : 40% CIR	45%	-£4,939,376	-£10,648,576	-£12,102,586	-£12,240,293	-£12,584,559	-£14,650,160	-£15,797,716
60% LAR : 40% CIR	50%	-£7,254,062	-£12,707,294	-£14,159,613	-£14,297,160	-£14,641,024	-£16,704,212	-£17,850,427

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone B - £1,100 psf
No Units	150	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£23,802,117	£15,697,557	£14,275,094	£14,140,373	£13,803,571	£11,761,178	£10,621,377
60% LAR : 40% CIR	5%	£21,502,938	£13,686,323	£12,266,127	£12,129,865	£11,789,213	£9,745,299	£8,609,791
60% LAR : 40% CIR	10%	£19,189,071	£11,658,769	£10,225,050	£10,089,264	£9,749,796	£7,712,988	£6,581,428
60% LAR : 40% CIR	15%	£16,860,650	£9,597,601	£8,168,452	£8,033,098	£7,694,712	£5,664,395	£4,536,441
60% LAR : 40% CIR	20%	£14,517,810	£7,521,485	£6,096,476	£5,961,514	£5,624,107	£3,599,672	£2,474,986
60% LAR : 40% CIR	25%	£12,160,684	£5,430,561	£4,009,265	£3,874,454	£3,538,127	£1,518,969	£397,214
60% LAR : 40% CIR	30%	£9,789,406	£3,324,968	£1,906,961	£1,772,663	£1,436,916	-£586,377	-£1,730,419
60% LAR : 40% CIR	35%	£7,391,173	£1,204,846	-£213,499	-£349,570	-£689,748	-£2,753,884	-£3,905,114
60% LAR : 40% CIR	40%	£4,966,637	-£943,852	-£2,395,641	-£2,533,548	-£2,878,316	-£4,946,923	-£8,096,150
60% LAR : 40% CIR	45%	£2,528,146	-£3,154,231	-£4,608,239	-£4,745,946	-£5,090,213	-£7,155,814	-£8,303,370
60% LAR : 40% CIR	50%	£75,833	-£5,383,484	-£6,835,803	-£6,973,349	-£7,317,213	-£9,380,401	-£10,526,617

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,926,429	-£10,933,888	-£12,356,452	-£12,491,173	-£12,827,974	-£14,870,368	-£16,010,164
60% LAR : 40% CIR	5%	-£5,128,607	-£12,945,222	-£14,365,419	-£14,501,681	-£14,842,332	-£16,886,246	-£18,021,755
60% LAR : 40% CIR	10%	-£7,442,474	-£14,972,077	-£16,408,496	-£16,542,282	-£16,881,750	-£18,918,556	-£20,050,178
60% LAR : 40% CIR	15%	-£9,770,895	-£17,033,944	-£18,463,094	-£18,596,449	-£18,936,834	-£20,967,150	-£22,095,104
60% LAR : 40% CIR	20%	-£12,113,736	-£19,110,060	-£20,535,089	-£20,670,032	-£21,007,438	-£23,031,873	-£24,156,560
60% LAR : 40% CIR	25%	-£14,470,862	-£21,200,984	-£22,622,281	-£22,756,891	-£23,093,416	-£25,112,677	-£26,234,332
60% LAR : 40% CIR	30%	-£16,842,139	-£23,306,577	-£24,724,585	-£24,858,883	-£25,194,629	-£27,217,923	-£28,361,965
60% LAR : 40% CIR	35%	-£19,240,373	-£25,426,700	-£26,845,044	-£26,981,115	-£27,321,294	-£29,385,429	-£30,536,659
60% LAR : 40% CIR	40%	-£21,664,908	-£27,575,397	-£29,027,187	-£29,165,094	-£29,509,861	-£31,578,469	-£32,727,695
60% LAR : 40% CIR	45%	-£24,103,400	-£29,785,776	-£31,239,785	-£31,377,492	-£31,721,759	-£33,787,359	-£34,934,915
60% LAR : 40% CIR	50%	-£26,555,712	-£32,015,029	-£33,467,348	-£33,604,894	-£33,948,759	-£36,011,946	-£37,158,162

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,205,935	£101,375	-£1,321,088	-£1,455,809	-£1,792,611	-£3,835,004	-£4,974,805
60% LAR : 40% CIR	5%	£5,906,756	-£1,909,858	-£3,330,055	-£3,466,317	-£3,806,969	-£5,850,883	-£6,986,391
60% LAR : 40% CIR	10%	£3,592,890	-£3,937,413	-£5,371,132	-£5,506,918	-£5,846,386	-£7,883,194	-£9,014,764
60% LAR : 40% CIR	15%	£1,264,469	-£5,986,561	-£7,427,790	-£7,563,064	-£7,901,470	-£9,931,787	-£11,059,741
60% LAR : 40% CIR	20%	-£1,078,372	-£8,074,697	-£9,499,706	-£9,634,668	-£9,972,075	-£11,996,510	-£13,121,196
60% LAR : 40% CIR	25%	-£3,435,498	-£10,165,621	-£11,586,917	-£11,721,526	-£12,058,055	-£14,077,313	-£15,198,968
60% LAR : 40% CIR	30%	-£5,806,775	-£12,271,214	-£13,689,221	-£13,823,519	-£14,159,266	-£16,182,559	-£17,326,601
60% LAR : 40% CIR	35%	-£8,205,009	-£14,391,336	-£15,809,681	-£15,945,752	-£16,285,930	-£18,350,066	-£19,501,295
60% LAR : 40% CIR	40%	-£10,629,545	-£16,540,034	-£17,991,823	-£18,129,730	-£18,474,498	-£20,543,106	-£21,692,332
60% LAR : 40% CIR	45%	-£13,068,036	-£18,750,412	-£20,204,421	-£20,342,128	-£20,686,395	-£22,751,996	-£23,899,552
60% LAR : 40% CIR	50%	-£15,520,349	-£20,979,665	-£22,431,984	-£22,569,531	-£22,913,395	-£24,976,583	-£26,122,798

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,778,480	£4,673,921	£3,251,457	£3,116,736	£2,779,935	£737,541	-£402,256
60% LAR : 40% CIR	5%	£10,479,302	£2,662,687	£1,242,490	£1,106,228	£765,577	-£1,278,337	-£2,413,846
60% LAR : 40% CIR	10%	£8,165,435	£635,132	-£796,586	-£934,373	-£1,273,841	-£3,310,649	-£4,442,269
60% LAR : 40% CIR	15%	£5,837,014	-£1,426,035	-£2,855,184	-£2,990,539	-£3,328,925	-£5,359,241	-£6,487,196
60% LAR : 40% CIR	20%	£3,494,173	-£3,502,151	-£4,927,160	-£5,062,123	-£5,399,529	-£7,423,964	-£8,548,651
60% LAR : 40% CIR	25%	£1,137,047	-£5,593,075	-£7,014,371	-£7,148,982	-£7,485,508	-£9,504,768	-£10,626,422
60% LAR : 40% CIR	30%	-£1,234,230	-£7,698,668	-£9,116,675	-£9,250,974	-£9,586,720	-£11,610,013	-£12,754,056
60% LAR : 40% CIR	35%	-£3,632,464	-£9,818,791	-£11,237,135	-£11,373,206	-£11,713,385	-£13,777,520	-£14,928,750
60% LAR : 40% CIR	40%	-£6,056,999	-£11,967,488	-£13,419,277	-£13,557,185	-£13,901,952	-£15,970,560	-£17,119,786
60% LAR : 40% CIR	45%	-£8,495,491	-£14,177,867	-£15,631,876	-£15,769,583	-£16,113,850	-£18,179,450	-£19,327,006
60% LAR : 40% CIR	50%	-£10,947,803	-£16,407,120	-£17,859,439	-£17,996,985	-£18,340,850	-£20,404,037	-£21,550,253

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,183,662	£10,079,102	£8,656,639	£8,521,918	£8,185,116	£6,142,723	£5,002,923
60% LAR : 40% CIR	5%	£15,884,484	£8,067,869	£6,647,672	£6,511,410	£6,170,758	£4,126,844	£2,991,336
60% LAR : 40% CIR	10%	£13,570,617	£6,040,314	£4,606,595	£4,470,809	£4,131,341	£2,094,533	£962,973
60% LAR : 40% CIR	15%	£11,242,196	£3,979,147	£2,548,997	£2,414,643	£2,076,257	£45,941	-£1,082,013
60% LAR : 40% CIR	20%	£8,899,355	£1,903,030	£478,022	£343,059	£5,653	-£2,018,783	-£3,143,469
60% LAR : 40% CIR	25%	£6,542,229	-£187,853	-£1,609,150	-£1,743,891	-£2,080,327	-£4,099,466	-£5,221,241
60% LAR : 40% CIR	30%	£4,170,952	-£2,283,486	-£3,711,494	-£3,845,792	-£4,181,538	-£6,204,832	-£7,348,874
60% LAR : 40% CIR	35%	£1,772,718	-£4,413,609	-£5,831,953	-£5,968,025	-£6,308,203	-£8,372,338	-£9,523,568
60% LAR : 40% CIR	40%	-£697,817	-£6,592,306	-£8,014,096	-£8,152,003	-£8,496,770	-£10,565,378	-£11,714,604
60% LAR : 40% CIR	45%	-£3,090,309	-£8,772,685	-£10,226,694	-£10,364,401	-£10,708,668	-£12,774,268	-£13,921,825
60% LAR : 40% CIR	50%	-£5,542,622	-£11,001,938	-£12,454,257	-£12,591,804	-£12,935,668	-£14,998,855	-£16,145,071

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone B - £1,150 psf
No Units	150	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£27,122,694	£18,965,037	£17,542,574	£17,407,853	£17,071,052	£15,050,244	£13,927,573
60% LAR : 40% CIR	5%	£24,657,487	£16,790,430	£15,373,329	£15,239,115	£14,903,583	£12,888,073	£11,752,565
60% LAR : 40% CIR	10%	£22,177,591	£14,600,825	£13,188,654	£13,054,907	£12,720,541	£10,690,352	£9,558,792
60% LAR : 40% CIR	15%	£19,683,141	£12,396,360	£10,980,408	£10,845,054	£10,506,668	£8,476,351	£7,348,397
60% LAR : 40% CIR	20%	£17,174,272	£10,168,031	£8,743,023	£8,608,060	£8,270,655	£6,246,218	£5,121,532
60% LAR : 40% CIR	25%	£14,651,116	£7,911,699	£6,490,402	£6,355,792	£6,019,265	£4,000,106	£2,879,352
60% LAR : 40% CIR	30%	£12,113,811	£5,640,696	£4,222,690	£4,088,391	£3,752,644	£1,738,164	£619,008
60% LAR : 40% CIR	35%	£9,562,489	£3,355,165	£1,940,029	£1,806,003	£1,470,937	-£547,689	-£1,688,150
60% LAR : 40% CIR	40%	£6,983,802	£1,055,243	-£362,890	-£498,724	-£838,311	-£2,900,496	-£4,049,722
60% LAR : 40% CIR	45%	£4,377,214	-£1,278,339	-£2,732,348	-£2,870,055	-£3,214,322	-£5,279,923	-£6,427,478
60% LAR : 40% CIR	50%	£1,756,804	-£3,678,127	-£5,130,447	-£5,267,993	-£5,611,857	-£7,675,045	-£8,821,260

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£491,148	-£7,666,808	-£9,088,971	-£9,223,662	-£9,560,493	-£11,581,301	-£12,703,973
60% LAR : 40% CIR	5%	-£1,974,059	-£9,841,116	-£11,258,217	-£11,392,430	-£11,727,963	-£13,743,472	-£14,878,980
60% LAR : 40% CIR	10%	-£4,453,954	-£12,030,720	-£13,442,892	-£13,576,639	-£13,911,005	-£15,941,193	-£17,072,753
60% LAR : 40% CIR	15%	-£6,948,405	-£14,235,186	-£15,651,138	-£15,786,492	-£16,124,878	-£18,155,194	-£19,283,148
60% LAR : 40% CIR	20%	-£9,457,274	-£16,463,514	-£17,888,523	-£18,023,485	-£18,360,891	-£20,385,327	-£21,510,013
60% LAR : 40% CIR	25%	-£11,980,430	-£18,719,847	-£20,143,144	-£20,275,754	-£20,612,281	-£22,631,439	-£23,753,194
60% LAR : 40% CIR	30%	-£14,517,734	-£20,990,849	-£22,408,856	-£22,543,155	-£22,878,901	-£24,893,382	-£26,012,538
60% LAR : 40% CIR	35%	-£17,069,056	-£23,276,380	-£24,691,516	-£24,825,542	-£25,160,609	-£27,179,235	-£28,319,696
60% LAR : 40% CIR	40%	-£19,641,743	-£25,576,302	-£26,994,435	-£27,130,269	-£27,469,857	-£29,532,041	-£30,661,268
60% LAR : 40% CIR	45%	-£22,254,332	-£27,969,885	-£29,363,893	-£29,501,600	-£29,845,667	-£31,911,468	-£33,059,023
60% LAR : 40% CIR	50%	-£24,874,742	-£30,309,673	-£31,761,993	-£31,899,538	-£32,243,403	-£34,309,590	-£35,452,806

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,526,512	£3,368,856	£1,946,392	£1,811,671	£1,474,871	-£545,937	-£1,688,609
60% LAR : 40% CIR	5%	£9,061,305	£1,194,248	-£222,853	-£357,066	-£692,599	-£2,708,109	-£3,843,617
60% LAR : 40% CIR	10%	£6,581,409	-£996,857	-£2,407,528	-£2,541,275	-£2,875,641	-£4,909,830	-£6,037,390
60% LAR : 40% CIR	15%	£4,086,959	-£3,199,822	-£4,615,774	-£4,751,128	-£5,088,514	-£7,119,831	-£8,247,785
60% LAR : 40% CIR	20%	£1,578,090	-£5,428,150	-£6,853,159	-£6,988,122	-£7,325,527	-£9,349,964	-£10,474,650
60% LAR : 40% CIR	25%	-£945,066	-£7,684,483	-£9,105,780	-£9,240,390	-£9,576,917	-£11,596,076	-£12,717,830
60% LAR : 40% CIR	30%	-£3,482,371	-£9,955,486	-£11,373,492	-£11,507,791	-£11,843,537	-£13,858,018	-£14,977,174
60% LAR : 40% CIR	35%	-£6,033,692	-£12,241,017	-£13,656,152	-£13,790,178	-£14,125,245	-£16,143,871	-£17,284,332
60% LAR : 40% CIR	40%	-£8,612,380	-£14,540,939	-£15,959,072	-£16,094,906	-£16,434,493	-£18,496,678	-£19,645,904
60% LAR : 40% CIR	45%	-£11,218,968	-£16,874,521	-£18,328,530	-£18,466,237	-£18,810,304	-£20,876,104	-£22,023,660
60% LAR : 40% CIR	50%	-£13,839,378	-£19,274,309	-£20,726,629	-£20,864,175	-£21,208,039	-£23,271,227	-£24,417,442

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,099,057	£7,941,401	£6,518,938	£6,384,217	£6,047,416	£4,026,608	£2,903,936
60% LAR : 40% CIR	5%	£13,633,850	£5,766,793	£4,349,692	£4,215,479	£3,879,946	£1,864,437	£728,929
60% LAR : 40% CIR	10%	£11,153,955	£3,577,189	£2,165,017	£2,031,270	£1,696,905	-£353,284	-£1,484,844
60% LAR : 40% CIR	15%	£8,659,504	£1,372,723	£410,220	£276,583	-£516,959	-£2,547,285	-£3,675,239
60% LAR : 40% CIR	20%	£6,150,635	-£855,605	-£2,280,614	-£2,415,576	-£2,752,982	-£4,777,418	-£5,902,104
60% LAR : 40% CIR	25%	£3,627,480	-£3,111,937	-£4,533,235	-£4,667,845	-£5,004,372	-£7,023,530	-£8,145,285
60% LAR : 40% CIR	30%	£1,090,175	-£5,382,940	-£6,800,946	-£6,935,246	-£7,270,992	-£9,285,473	-£10,404,629
60% LAR : 40% CIR	35%	-£1,461,147	-£7,668,471	-£9,083,607	-£9,217,633	-£9,552,700	-£11,571,326	-£12,711,786
60% LAR : 40% CIR	40%	-£4,039,834	-£9,968,393	-£11,386,526	-£11,522,360	-£11,861,947	-£13,924,132	-£15,073,358
60% LAR : 40% CIR	45%	-£6,645,423	-£12,301,976	-£13,756,984	-£13,893,691	-£14,237,758	-£16,303,559	-£17,451,114
60% LAR : 40% CIR	50%	-£9,266,833	-£14,701,764	-£16,154,084	-£16,291,629	-£16,635,494	-£18,698,681	-£19,844,897

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,504,239	£13,346,583	£11,924,120	£11,789,399	£11,452,598	£9,431,790	£8,309,118
60% LAR : 40% CIR	5%	£19,039,032	£11,171,975	£9,754,874	£9,620,661	£9,285,128	£7,269,619	£6,134,111
60% LAR : 40% CIR	10%	£16,559,137	£8,982,371	£7,570,199	£7,436,452	£7,102,086	£5,071,898	£3,940,338
60% LAR : 40% CIR	15%	£14,064,686	£6,777,905	£5,361,953	£5,226,599	£4,888,213	£2,857,897	£1,729,943
60% LAR : 40% CIR	20%	£11,555,817	£4,549,577	£3,124,568	£2,989,606	£2,652,200	£627,764	-£496,922
60% LAR : 40% CIR	25%	£9,032,661	£2,293,244	£871,947	£737,337	£400,810	-£1,618,348	-£2,740,103
60% LAR : 40% CIR	30%	£6,495,357	£22,242	-£1,395,765	-£1,530,064	-£1,865,816	-£3,880,251	-£4,999,447
60% LAR : 40% CIR	35%	£3,944,035	-£2,263,289	-£3,678,425	-£3,812,451	-£4,147,518	-£5,166,144	-£7,306,605
60% LAR : 40% CIR	40%	£1,365,348	-£4,563,212	-£5,981,344	-£6,117,179	-£6,456,766	-£8,518,951	-£9,668,177
60% LAR : 40% CIR	45%	-£1,241,241	-£6,896,794	-£8,350,803	-£8,488,509	-£8,832,576	-£10,898,377	-£12,045,932
60% LAR : 40% CIR	50%	-£3,861,651	-£9,296,582	-£10,748,902	-£10,886,447	-£11,230,312	-£13,293,499	-£14,439,715

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats	

Value Area	**Zone B - £1,200 psf**

No Units	**150**
Site Area	**0.27 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£30,443,271	£22,232,518	£20,810,055	£20,675,334	£20,338,533	£18,317,725	£17,195,053
60% LAR : 40% CIR	5%	£27,812,035	£19,894,536	£18,477,435	£18,343,222	£18,007,689	£15,994,493	£14,876,050
60% LAR : 40% CIR	10%	£25,168,110	£17,541,558	£16,129,386	£15,995,639	£15,661,273	£13,655,077	£12,536,158
60% LAR : 40% CIR	15%	£22,505,631	£15,173,718	£13,766,048	£13,632,727	£13,299,428	£11,288,307	£10,160,353
60% LAR : 40% CIR	20%	£19,830,732	£12,791,156	£11,387,563	£11,254,606	£10,917,201	£8,892,766	£7,768,078
60% LAR : 40% CIR	25%	£17,141,549	£10,392,836	£8,971,539	£8,836,929	£8,500,402	£6,481,244	£5,359,488
60% LAR : 40% CIR	30%	£14,438,215	£7,956,424	£6,538,418	£6,404,120	£6,068,372	£4,053,892	£2,934,737
60% LAR : 40% CIR	35%	£11,720,865	£5,505,484	£4,090,349	£3,956,322	£3,621,256	£1,610,861	£493,975
60% LAR : 40% CIR	40%	£8,989,632	£3,040,153	£1,627,474	£1,493,681	£1,159,198	-£860,633	-£2,003,295
60% LAR : 40% CIR	45%	£6,226,281	£560,572	-£863,032	-£998,670	-£1,338,430	-£3,404,030	-£4,551,586
60% LAR : 40% CIR	50%	£3,437,774	-£1,972,771	-£3,425,091	-£3,562,637	-£3,906,501	-£5,969,688	-£7,115,904

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,811,725	-£4,399,628	-£5,821,491	-£5,956,212	-£6,293,013	-£8,313,821	-£9,436,492
60% LAR : 40% CIR	5%	£1,180,490	-£6,737,009	-£8,154,110	-£8,288,324	-£8,623,856	-£10,637,052	-£11,755,495
60% LAR : 40% CIR	10%	£1,465,435	-£9,080,988	-£10,502,159	-£10,635,906	-£10,970,272	-£12,976,469	-£14,095,388
60% LAR : 40% CIR	15%	-£4,125,914	-£11,457,827	-£12,865,498	-£12,998,818	-£13,332,116	-£15,343,238	-£16,471,192
60% LAR : 40% CIR	20%	-£6,800,813	-£13,840,390	-£15,243,983	-£15,376,939	-£15,714,345	-£17,738,780	-£18,863,467
60% LAR : 40% CIR	25%	-£9,489,996	-£16,238,710	-£17,669,006	-£17,794,616	-£18,131,143	-£20,190,301	-£21,272,657
60% LAR : 40% CIR	30%	-£12,193,331	-£18,675,121	-£20,093,127	-£20,227,426	-£20,563,173	-£22,577,654	-£23,696,809
60% LAR : 40% CIR	35%	-£14,910,681	-£21,126,062	-£22,541,197	-£22,675,224	-£23,010,289	-£25,020,685	-£26,137,570
60% LAR : 40% CIR	40%	-£17,641,914	-£23,591,393	-£25,004,072	-£25,137,865	-£25,472,348	-£27,482,176	-£28,634,840
60% LAR : 40% CIR	45%	-£20,405,264	-£26,070,974	-£27,494,578	-£27,630,215	-£27,968,975	-£30,035,576	-£31,183,132
60% LAR : 40% CIR	50%	-£23,193,771	-£28,604,317	-£30,056,637	-£30,194,182	-£30,538,046	-£32,661,234	-£33,747,450

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,847,089	£6,636,336	£5,213,873	£5,079,152	£4,742,351	£2,721,543	£1,588,871
60% LAR : 40% CIR	5%	£12,215,853	£4,298,354	£2,881,253	£2,747,040	£2,411,507	£398,311	-£720,131
60% LAR : 40% CIR	10%	£9,569,928	£1,945,376	£533,204	£399,457	£65,091	-£1,941,105	-£3,060,024
60% LAR : 40% CIR	15%	£6,909,449	-£422,464	-£1,830,134	-£1,963,455	-£2,294,754	-£4,307,875	-£5,435,929
60% LAR : 40% CIR	20%	£4,234,551	-£2,805,026	-£4,208,619	-£4,341,575	-£4,678,981	-£6,703,416	-£7,828,103
60% LAR : 40% CIR	25%	£1,545,367	-£5,203,348	-£6,624,643	-£6,759,252	-£7,095,779	-£9,114,936	-£10,238,684
60% LAR : 40% CIR	30%	-£1,157,967	-£7,639,757	-£9,057,764	-£9,192,062	-£9,527,809	-£11,542,290	-£12,661,445
60% LAR : 40% CIR	35%	-£3,875,317	-£10,090,698	-£11,505,833	-£11,639,860	-£11,974,926	-£13,985,321	-£15,102,207
60% LAR : 40% CIR	40%	-£6,609,550	-£12,556,029	-£13,968,708	-£14,102,501	-£14,436,984	-£16,446,815	-£17,599,477
60% LAR : 40% CIR	45%	-£9,369,901	-£15,035,610	-£16,459,214	-£16,594,851	-£16,934,611	-£19,000,212	-£20,147,768
60% LAR : 40% CIR	50%	-£12,158,408	-£17,568,953	-£19,021,273	-£19,158,818	-£19,502,683	-£21,565,870	-£22,712,086

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,419,634	£11,208,881	£9,786,418	£9,651,697	£9,314,896	£7,294,088	£6,171,417
60% LAR : 40% CIR	5%	£16,788,399	£8,870,900	£7,453,799	£7,319,585	£6,984,053	£4,970,857	£3,852,414
60% LAR : 40% CIR	10%	£14,142,474	£6,517,921	£5,105,750	£4,972,003	£4,637,637	£2,631,440	£1,512,521
60% LAR : 40% CIR	15%	£11,481,995	£4,150,082	£2,742,411	£2,609,091	£2,275,791	£264,671	-£863,283
60% LAR : 40% CIR	20%	£8,807,096	£1,767,519	£363,926	£230,970	-£106,435	-£2,130,871	-£3,255,558
60% LAR : 40% CIR	25%	£6,117,913	-£630,801	-£2,052,097	-£2,186,707	-£2,523,234	-£4,542,392	-£5,664,148
60% LAR : 40% CIR	30%	£3,414,578	-£3,067,212	-£4,485,218	-£4,619,517	-£4,955,264	-£6,969,745	-£8,088,900
60% LAR : 40% CIR	35%	£697,228	-£5,518,153	-£6,933,288	-£7,067,315	-£7,402,380	-£9,412,776	-£10,529,661
60% LAR : 40% CIR	40%	-£2,034,065	-£7,983,484	-£9,396,163	-£9,529,956	-£9,864,439	-£11,894,269	-£13,026,931
60% LAR : 40% CIR	45%	-£4,797,355	-£10,463,065	-£11,886,669	-£12,022,306	-£12,362,066	-£14,427,667	-£15,575,223
60% LAR : 40% CIR	50%	-£7,585,862	-£12,996,408	-£14,448,728	-£14,586,273	-£14,930,137	-£16,993,325	-£18,139,541

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,824,816	£16,614,063	£15,191,600	£15,056,879	£14,720,078	£12,699,270	£11,576,598
60% LAR : 40% CIR	5%	£22,193,581	£14,276,082	£12,858,981	£12,724,767	£12,389,235	£10,376,038	£9,257,596
60% LAR : 40% CIR	10%	£19,547,656	£11,923,103	£10,510,931	£10,377,185	£10,042,819	£8,036,622	£6,917,703
60% LAR : 40% CIR	15%	£16,887,177	£9,555,264	£8,147,593	£8,014,273	£7,680,973	£5,669,853	£4,541,899
60% LAR : 40% CIR	20%	£14,212,278	£7,172,701	£5,769,108	£5,636,152	£5,298,746	£3,274,311	£2,149,624
60% LAR : 40% CIR	25%	£11,523,095	£4,774,381	£3,353,085	£3,218,475	£2,881,948	£862,789	-£258,959
60% LAR : 40% CIR	30%	£8,819,760	£2,337,970	£919,963	£785,665	£449,918	-£1,564,563	-£2,683,716
60% LAR : 40% CIR	35%	£6,102,410	-£112,971	-£1,528,106	-£1,662,133	-£1,997,198	-£4,007,594	-£5,124,479
60% LAR : 40% CIR	40%	£3,371,177	-£2,579,302	-£3,990,981	-£4,124,774	-£4,459,257	-£6,479,067	-£7,621,749
60% LAR : 40% CIR	45%	£607,826	-£5,057,883	-£6,481,467	-£6,617,124	-£6,956,884	-£9,022,485	-£10,170,041
60% LAR : 40% CIR	50%	-£2,180,680	-£7,591,226	-£9,043,546	-£9,181,091	-£9,524,956	-£11,588,143	-£12,734,359

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone B - £1,250 psf
No Units	150	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£33,733,946	£25,499,998	£24,077,535	£23,942,814	£23,606,013	£21,585,205	£20,462,533
60% LAR : 40% CIR	5%	£30,953,824	£22,998,643	£21,581,542	£21,447,328	£21,111,795	£19,098,599	£17,980,157
60% LAR : 40% CIR	10%	£28,154,630	£20,482,290	£19,070,118	£18,936,372	£18,602,006	£16,596,809	£15,481,255
60% LAR : 40% CIR	15%	£25,328,121	£17,951,077	£16,543,406	£16,410,086	£16,076,786	£14,076,982	£12,965,980
60% LAR : 40% CIR	20%	£22,487,194	£15,405,140	£14,001,547	£13,868,613	£13,536,278	£11,539,312	£10,414,626
60% LAR : 40% CIR	25%	£19,631,982	£12,844,617	£11,444,681	£11,312,094	£10,980,625	£8,962,381	£7,840,626
60% LAR : 40% CIR	30%	£16,762,618	£10,269,646	£8,854,146	£8,719,848	£8,384,100	£6,369,621	£5,250,465
60% LAR : 40% CIR	35%	£13,879,240	£7,655,803	£6,240,667	£6,106,641	£5,771,575	£3,761,180	£2,644,295
60% LAR : 40% CIR	40%	£10,981,978	£5,025,063	£3,612,384	£3,478,591	£3,144,109	£1,137,211	£22,269
60% LAR : 40% CIR	45%	£8,070,970	£2,380,073	£969,439	£835,840	£501,844	-£1,528,139	-£2,675,695
60% LAR : 40% CIR	50%	£5,118,745	-£283,287	-£1,719,735	-£1,857,280	-£2,201,145	-£4,264,332	-£5,410,548

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,102,400	-£1,331,547	-£2,554,010	-£2,688,731	-£3,025,532	-£5,046,340	-£6,169,012
60% LAR : 40% CIR	5%	£4,322,278	-£3,632,903	-£5,050,004	-£5,184,217	-£5,519,750	-£7,532,946	-£8,651,389
60% LAR : 40% CIR	10%	£1,523,085	-£6,149,256	-£7,561,427	-£7,695,174	-£8,029,540	-£10,035,736	-£11,150,290
60% LAR : 40% CIR	15%	-£1,303,424	-£8,680,499	-£10,088,140	-£10,221,459	-£10,554,760	-£12,554,563	-£13,665,965
60% LAR : 40% CIR	20%	-£4,144,351	-£11,226,406	-£12,629,999	-£12,762,933	-£13,095,267	-£15,092,234	-£16,216,920
60% LAR : 40% CIR	25%	-£6,999,563	-£13,786,928	-£15,186,864	-£15,319,452	-£15,650,920	-£17,669,105	-£18,790,919
60% LAR : 40% CIR	30%	-£9,868,927	-£16,361,899	-£17,777,399	-£17,911,698	-£18,247,445	-£20,261,925	-£21,381,081
60% LAR : 40% CIR	35%	-£12,752,306	-£18,975,743	-£20,390,878	-£20,524,904	-£20,859,970	-£22,870,365	-£23,987,251
60% LAR : 40% CIR	40%	-£15,649,567	-£21,606,482	-£23,019,161	-£23,152,955	-£23,487,437	-£25,494,330	-£26,609,977
60% LAR : 40% CIR	45%	-£18,560,576	-£24,251,473	-£25,662,107	-£25,795,705	-£26,129,701	-£28,159,684	-£29,307,241
60% LAR : 40% CIR	50%	-£21,512,801	-£26,914,832	-£28,351,281	-£28,488,826	-£28,832,690	-£30,895,878	-£32,042,093

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,137,764	£9,903,816	£8,481,353	£8,346,632	£8,009,831	£5,989,023	£4,866,352
60% LAR : 40% CIR	5%	£15,357,642	£7,402,461	£5,985,360	£5,851,146	£5,515,614	£3,502,418	£2,383,975
60% LAR : 40% CIR	10%	£12,558,448	£4,886,108	£3,473,937	£3,340,190	£3,005,824	£999,627	-£114,857
60% LAR : 40% CIR	15%	£9,731,940	£2,354,895	£947,224	£813,905	£479,200	-£1,516,200	-£2,630,202
60% LAR : 40% CIR	20%	£6,891,012	-£191,042	-£1,584,635	-£1,727,569	-£2,059,904	-£4,056,870	-£5,181,556
60% LAR : 40% CIR	25%	£4,035,801	-£2,751,565	-£4,151,501	-£4,284,088	-£4,615,556	-£6,633,801	-£7,755,556
60% LAR : 40% CIR	30%	£1,166,437	-£5,326,536	-£6,742,036	-£6,876,334	-£7,212,081	-£9,226,561	-£10,345,717
60% LAR : 40% CIR	35%	-£1,716,942	-£7,940,379	-£9,355,515	-£9,489,541	-£9,824,606	-£11,835,002	-£12,951,887
60% LAR : 40% CIR	40%	-£4,614,203	-£10,671,118	-£11,983,797	-£12,117,591	-£12,452,073	-£14,458,971	-£15,573,913
60% LAR : 40% CIR	45%	-£7,525,212	-£13,216,109	-£14,626,743	-£14,760,341	-£15,094,338	-£17,124,321	-£18,271,877
60% LAR : 40% CIR	50%	-£10,477,437	-£15,879,469	-£17,315,917	-£17,453,462	-£17,797,327	-£19,860,514	-£21,006,730

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,710,309	£14,476,362	£13,053,899	£12,919,178	£12,582,377	£10,561,569	£9,438,897
60% LAR : 40% CIR	5%	£19,930,188	£11,975,006	£10,557,905	£10,423,692	£10,088,159	£8,074,963	£6,956,520
60% LAR : 40% CIR	10%	£17,130,994	£9,458,654	£8,046,482	£7,912,735	£7,578,369	£5,572,173	£4,457,619
60% LAR : 40% CIR	15%	£14,304,485	£6,927,440	£5,519,770	£5,386,450	£5,053,150	£3,053,346	£1,942,344
60% LAR : 40% CIR	20%	£11,463,558	£4,381,503	£2,977,911	£2,844,976	£2,512,642	£515,676	-£609,011
60% LAR : 40% CIR	25%	£8,608,346	£1,820,981	£421,045	£288,457	-£43,071	-£2,061,256	-£3,183,010
60% LAR : 40% CIR	30%	£5,738,982	-£743,960	-£2,159,460	-£2,293,759	-£2,629,536	-£4,654,016	-£5,773,172
60% LAR : 40% CIR	35%	£2,855,603	-£3,367,833	-£4,782,969	-£4,916,995	-£5,252,061	-£7,262,456	-£8,379,342
60% LAR : 40% CIR	40%	-£41,858	-£5,998,573	-£7,411,252	-£7,545,046	-£7,879,528	-£9,886,426	-£11,001,368
60% LAR : 40% CIR	45%	-£2,952,866	-£8,643,554	-£10,054,198	-£10,187,796	-£10,521,792	-£12,551,775	-£13,699,331
60% LAR : 40% CIR	50%	-£5,904,892	-£11,306,923	-£12,743,371	-£12,880,917	-£13,224,781	-£15,287,969	-£16,434,184

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,115,491	£19,881,544	£18,459,080	£18,324,360	£17,987,559	£15,966,751	£14,844,079
60% LAR : 40% CIR	5%	£25,335,369	£17,380,188	£15,963,087	£15,828,874	£15,493,341	£13,480,145	£12,361,702
60% LAR : 40% CIR	10%	£22,536,175	£14,863,835	£13,451,664	£13,317,917	£12,983,551	£10,977,355	£9,862,800
60% LAR : 40% CIR	15%	£19,709,667	£12,332,622	£10,924,951	£10,791,632	£10,458,331	£8,458,528	£7,347,526
60% LAR : 40% CIR	20%	£16,868,740	£9,786,685	£8,383,092	£8,250,158	£7,917,824	£5,920,857	£4,796,171
60% LAR : 40% CIR	25%	£14,013,528	£7,226,163	£5,826,226	£5,693,639	£5,362,171	£3,343,926	£2,222,171
60% LAR : 40% CIR	30%	£11,144,164	£4,651,191	£3,235,691	£3,101,393	£2,765,646	£751,166	-£367,990
60% LAR : 40% CIR	35%	£8,260,785	£2,037,348	£622,213	£488,187	£153,121	-£1,857,274	-£2,974,160
60% LAR : 40% CIR	40%	£5,363,524	-£583,921	-£2,000,570	-£2,139,864	-£2,474,349	-£4,481,244	-£5,596,188
60% LAR : 40% CIR	45%	£2,452,515	-£3,236,382	-£4,649,016	-£4,782,614	-£5,116,611	-£7,146,594	-£8,294,150
60% LAR : 40% CIR	50%	-£499,710	-£5,901,742	-£7,338,190	-£7,475,735	-£7,819,599	-£9,882,787	-£11,029,003

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone B - £1,300 psf
No Units	150	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£37,023,735	£28,767,479	£27,345,015	£27,210,295	£26,873,494	£24,852,686	£23,730,015
60% LAR : 40% CIR	5%	£34,079,125	£26,102,750	£24,685,648	£24,551,435	£24,215,903	£22,202,706	£21,084,263
60% LAR : 40% CIR	10%	£31,120,047	£23,423,022	£22,010,851	£21,877,104	£21,542,738	£19,536,541	£18,421,987
60% LAR : 40% CIR	15%	£28,146,632	£20,728,435	£19,320,764	£19,187,445	£18,854,144	£16,854,341	£15,743,338
60% LAR : 40% CIR	20%	£25,143,656	£18,019,124	£16,615,531	£16,482,597	£16,150,262	£14,156,251	£13,048,468
60% LAR : 40% CIR	25%	£22,122,415	£15,295,228	£13,895,291	£13,762,704	£13,431,236	£11,442,422	£10,321,764
60% LAR : 40% CIR	30%	£19,087,023	£12,556,883	£11,160,187	£11,027,907	£10,697,206	£8,685,349	£7,566,193
60% LAR : 40% CIR	35%	£16,037,615	£9,804,227	£8,390,987	£8,256,961	£7,921,895	£5,911,500	£4,794,613
60% LAR : 40% CIR	40%	£12,974,324	£7,009,973	£5,597,294	£5,463,500	£5,129,018	£3,122,122	£2,007,178
60% LAR : 40% CIR	45%	£9,897,287	£4,199,573	£2,788,940	£2,655,342	£2,321,345	£317,365	-£808,102
60% LAR : 40% CIR	50%	£6,799,715	£1,375,063	-£34,449	-£169,929	-£508,625	-£2,558,977	-£3,705,192

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,392,190	£2,135,933	£713,470	£578,750	£241,948	-£1,778,860	-£2,951,531
60% LAR : 40% CIR	5%	£7,447,579	-£528,798	-£1,945,897	-£2,080,110	-£2,415,643	-£4,428,840	-£5,547,282
60% LAR : 40% CIR	10%	£4,488,501	-£3,208,323	-£4,620,495	-£4,754,442	-£5,088,807	-£7,095,004	-£8,209,558
60% LAR : 40% CIR	15%	£1,515,087	-£5,903,111	-£7,310,781	-£7,444,101	-£7,777,401	-£9,777,205	-£10,886,207
60% LAR : 40% CIR	20%	-£1,487,890	-£8,612,421	-£10,016,014	-£10,148,948	-£10,481,283	-£12,475,294	-£13,583,078
60% LAR : 40% CIR	25%	-£4,509,131	-£11,336,318	-£12,736,254	-£12,868,841	-£13,200,310	-£15,189,123	-£16,309,782
60% LAR : 40% CIR	30%	-£7,544,522	-£14,074,662	-£15,471,359	-£15,603,638	-£15,934,339	-£17,946,197	-£19,065,353
60% LAR : 40% CIR	35%	-£10,593,931	-£16,827,319	-£18,240,559	-£18,374,585	-£18,709,651	-£20,720,046	-£21,836,932
60% LAR : 40% CIR	40%	-£13,657,222	-£19,621,572	-£21,034,251	-£21,168,045	-£21,502,927	-£23,509,424	-£24,624,367
60% LAR : 40% CIR	45%	-£16,734,259	-£22,431,973	-£23,842,606	-£23,976,204	-£24,310,200	-£26,314,180	-£27,439,648
60% LAR : 40% CIR	50%	-£19,831,830	-£25,256,483	-£26,665,995	-£26,801,474	-£27,140,171	-£29,160,523	-£30,336,737

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,427,553	£13,171,297	£11,748,834	£11,614,114	£11,277,312	£9,256,504	£8,133,833
60% LAR : 40% CIR	5%	£18,482,943	£10,506,568	£9,089,466	£8,955,254	£8,619,721	£6,606,524	£5,488,081
60% LAR : 40% CIR	10%	£15,523,865	£7,826,840	£6,414,669	£6,280,922	£5,946,556	£3,940,360	£2,825,806
60% LAR : 40% CIR	15%	£12,550,450	£5,132,253	£3,724,582	£3,591,263	£3,257,962	£1,258,159	£147,157
60% LAR : 40% CIR	20%	£9,547,474	£2,422,942	£1,019,349	£886,415	£554,081	-£1,439,931	-£2,547,714
60% LAR : 40% CIR	25%	£6,526,233	-£390,864	-£1,200,891	-£1,333,478	-£1,664,946	-£3,653,760	-£4,774,418
60% LAR : 40% CIR	30%	£3,490,841	-£3,039,299	-£4,435,995	-£4,568,275	-£4,898,976	-£6,910,833	-£8,029,989
60% LAR : 40% CIR	35%	£441,433	-£5,791,955	-£7,205,195	-£7,339,221	-£7,674,287	-£9,684,682	-£10,801,569
60% LAR : 40% CIR	40%	-£2,621,858	-£8,586,209	-£9,999,889	-£10,132,681	-£10,467,564	-£12,474,060	-£13,589,003
60% LAR : 40% CIR	45%	-£5,698,895	-£11,396,609	-£12,807,242	-£12,940,840	-£13,274,837	-£15,278,817	-£16,404,284
60% LAR : 40% CIR	50%	-£8,796,467	-£14,221,119	-£15,630,631	-£15,766,111	-£16,104,807	-£18,155,159	-£19,301,374

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,000,099	£17,743,842	£16,321,378	£16,186,659	£15,849,857	£13,829,049	£12,706,378
60% LAR : 40% CIR	5%	£23,055,488	£15,079,114	£13,662,012	£13,527,799	£13,192,266	£11,179,069	£10,060,627
60% LAR : 40% CIR	10%	£20,096,410	£12,399,386	£10,987,214	£10,853,468	£10,519,102	£8,512,905	£7,398,351
60% LAR : 40% CIR	15%	£17,122,996	£9,704,799	£8,297,128	£8,163,808	£7,830,508	£5,830,704	£4,719,702
60% LAR : 40% CIR	20%	£14,120,020	£6,995,488	£5,591,895	£5,458,961	£5,126,626	£3,132,615	£2,024,832
60% LAR : 40% CIR	25%	£11,098,778	£4,271,591	£2,871,655	£2,739,068	£2,407,599	£418,786	-£700,872
60% LAR : 40% CIR	30%	£8,063,387	£1,533,247	£136,551	£4,271	-£326,430	-£2,336,288	-£3,457,444
60% LAR : 40% CIR	35%	£5,013,978	-£1,219,410	-£2,632,650	-£2,766,676	-£3,101,742	-£5,112,137	-£6,229,023
60% LAR : 40% CIR	40%	£1,950,688	-£4,013,683	-£5,426,342	-£5,560,136	-£5,894,918	-£7,901,515	-£9,016,459
60% LAR : 40% CIR	45%	-£1,126,349	-£6,824,064	-£8,234,697	-£8,368,295	-£8,702,291	-£10,706,271	-£11,831,739
60% LAR : 40% CIR	50%	-£4,223,921	-£9,648,574	-£11,058,086	-£11,193,565	-£11,532,262	-£13,582,613	-£14,728,828

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,405,281	£23,149,024	£21,726,561	£21,591,841	£21,255,039	£19,234,231	£18,111,560
60% LAR : 40% CIR	5%	£28,460,670	£20,484,295	£19,067,193	£18,932,981	£18,597,448	£16,584,251	£15,465,809
60% LAR : 40% CIR	10%	£25,501,592	£17,804,568	£16,392,396	£16,258,649	£15,924,283	£13,918,087	£12,803,533
60% LAR : 40% CIR	15%	£22,528,177	£15,109,980	£13,702,310	£13,568,990	£13,235,690	£11,235,886	£10,124,884
60% LAR : 40% CIR	20%	£19,525,201	£12,400,670	£10,997,077	£10,864,143	£10,531,808	£8,537,796	£7,430,013
60% LAR : 40% CIR	25%	£16,503,960	£9,676,773	£8,276,837	£8,144,249	£7,812,781	£5,823,968	£4,703,309
60% LAR : 40% CIR	30%	£13,468,569	£6,938,429	£5,541,732	£5,409,453	£5,078,751	£3,066,894	£1,947,738
60% LAR : 40% CIR	35%	£10,419,160	£4,185,772	£2,772,532	£2,638,506	£2,303,440	£293,045	-£823,842
60% LAR : 40% CIR	40%	£7,355,869	£1,391,519	-£21,140	-£154,954	-£489,939	-£2,498,103	-£3,611,276
60% LAR : 40% CIR	45%	£4,278,832	-£1,218,882	-£2,629,515	-£2,763,113	-£3,297,109	-£5,301,089	-£6,426,557
60% LAR : 40% CIR	50%	£1,181,261	-£4,243,392	-£5,652,904	-£5,788,383	-£6,127,080	-£8,177,432	-£9,323,646

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone B - £900 psf
No Units	200	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,349,877	-£2,344,417	-£4,391,977	-£4,586,497	-£5,074,072	-£8,036,385	-£9,682,115
60% LAR : 40% CIR	5%	£6,282,424	-£4,090,996	-£6,151,129	-£6,347,908	-£6,839,855	-£9,791,538	-£11,431,361
60% LAR : 40% CIR	10%	£4,173,555	-£5,877,528	-£7,941,995	-£8,138,125	-£8,628,449	-£11,570,400	-£13,204,816
60% LAR : 40% CIR	15%	£2,039,128	-£7,697,030	-£9,755,269	-£9,950,809	-£10,439,660	-£13,372,766	-£15,002,268
60% LAR : 40% CIR	20%	-£117,581	-£9,538,123	-£11,590,757	-£11,785,765	-£12,273,289	-£15,198,431	-£16,823,510
60% LAR : 40% CIR	25%	-£2,326,051	-£11,400,619	-£13,448,261	-£13,642,798	-£14,129,140	-£17,047,191	-£18,668,332
60% LAR : 40% CIR	30%	-£4,562,481	-£13,284,329	-£15,327,588	-£15,521,711	-£16,007,015	-£18,918,842	-£20,536,525
60% LAR : 40% CIR	35%	-£6,848,575	-£15,189,062	-£17,228,544	-£17,422,308	-£17,906,718	-£20,813,180	-£22,427,880
60% LAR : 40% CIR	40%	-£9,155,072	-£17,114,630	-£19,150,931	-£19,344,394	-£19,828,052	-£22,729,997	-£24,342,189
60% LAR : 40% CIR	45%	-£11,481,789	-£19,060,841	-£21,094,556	-£21,287,774	-£21,770,819	-£24,669,091	-£26,279,242
60% LAR : 40% CIR	50%	-£13,828,539	-£21,027,507	-£23,059,223	-£23,252,252	-£23,734,825	-£26,630,257	-£28,238,831

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,549,857	-£30,244,132	-£32,291,662	-£32,486,211	-£32,973,787	-£35,936,099	-£37,581,828
60% LAR : 40% CIR	5%	-£21,617,290	-£31,990,710	-£34,050,843	-£34,247,622	-£34,739,569	-£37,691,252	-£39,331,076
60% LAR : 40% CIR	10%	-£23,726,159	-£33,777,243	-£35,841,709	-£36,037,839	-£36,528,164	-£39,470,114	-£41,104,551
60% LAR : 40% CIR	15%	-£25,860,586	-£35,596,744	-£37,664,963	-£37,850,223	-£38,339,375	-£41,272,480	-£42,901,963
60% LAR : 40% CIR	20%	-£28,017,295	-£37,437,837	-£39,490,471	-£39,685,480	-£40,173,004	-£43,098,146	-£44,723,225
60% LAR : 40% CIR	25%	-£30,225,766	-£39,300,334	-£41,347,975	-£41,542,512	-£42,028,855	-£44,946,906	-£46,568,048
60% LAR : 40% CIR	30%	-£32,462,195	-£41,194,043	-£43,227,303	-£43,421,425	-£43,906,729	-£46,818,557	-£48,436,239
60% LAR : 40% CIR	35%	-£34,748,289	-£43,088,777	-£45,128,258	-£45,322,022	-£45,806,432	-£48,712,894	-£50,327,594
60% LAR : 40% CIR	40%	-£37,054,786	-£45,014,344	-£47,050,646	-£47,244,108	-£47,727,766	-£50,629,711	-£52,241,903
60% LAR : 40% CIR	45%	-£39,381,503	-£46,960,556	-£48,994,270	-£49,187,489	-£49,670,534	-£52,568,805	-£54,178,956
60% LAR : 40% CIR	50%	-£41,728,253	-£48,927,222	-£50,958,937	-£51,151,967	-£51,634,539	-£54,529,972	-£56,138,545

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,489,980	-£18,883,276	-£20,730,834	-£20,925,354	-£21,413,929	-£24,375,242	-£26,020,972
60% LAR : 40% CIR	5%	-£10,056,433	-£20,429,853	-£22,489,966	-£22,686,765	-£23,178,712	-£26,130,395	-£27,770,218
60% LAR : 40% CIR	10%	-£12,165,302	-£22,216,386	-£24,280,852	-£24,476,982	-£24,967,306	-£27,909,257	-£29,543,693
60% LAR : 40% CIR	15%	-£14,299,729	-£24,035,887	-£26,094,126	-£26,289,666	-£26,778,517	-£29,711,623	-£31,341,105
60% LAR : 40% CIR	20%	-£16,456,438	-£25,876,980	-£27,929,614	-£28,124,622	-£28,612,146	-£31,537,289	-£33,162,367
60% LAR : 40% CIR	25%	-£18,664,908	-£27,739,477	-£29,787,118	-£29,981,655	-£30,467,997	-£33,386,048	-£35,007,189
60% LAR : 40% CIR	30%	-£20,901,338	-£29,623,186	-£31,666,446	-£31,860,568	-£32,345,872	-£35,257,700	-£36,875,382
60% LAR : 40% CIR	35%	-£23,187,432	-£31,527,919	-£33,567,401	-£33,761,165	-£34,245,575	-£37,152,037	-£38,766,737
60% LAR : 40% CIR	40%	-£25,493,929	-£33,453,487	-£35,489,788	-£35,683,251	-£36,166,909	-£39,068,854	-£40,681,046
60% LAR : 40% CIR	45%	-£27,820,646	-£35,399,699	-£37,433,413	-£37,626,632	-£38,109,676	-£41,007,948	-£42,618,099
60% LAR : 40% CIR	50%	-£30,167,396	-£37,366,365	-£39,398,080	-£39,591,110	-£40,073,682	-£42,968,115	-£44,577,688

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,196,682	-£13,892,955	-£15,940,485	-£16,135,036	-£16,623,644	-£19,584,956	-£21,230,685
60% LAR : 40% CIR	5%	-£5,266,147	-£15,639,567	-£17,699,700	-£17,896,479	-£18,388,426	-£21,340,109	-£22,979,933
60% LAR : 40% CIR	10%	-£7,375,016	-£17,426,100	-£19,490,566	-£19,686,696	-£20,177,021	-£23,119,971	-£24,753,388
60% LAR : 40% CIR	15%	-£9,509,443	-£19,245,601	-£21,303,840	-£21,499,381	-£21,988,232	-£24,921,337	-£26,550,820
60% LAR : 40% CIR	20%	-£11,666,152	-£21,086,694	-£23,139,328	-£23,334,337	-£23,821,861	-£26,747,003	-£28,372,082
60% LAR : 40% CIR	25%	-£13,874,623	-£22,949,191	-£24,996,832	-£25,191,369	-£25,677,712	-£28,595,763	-£30,216,903
60% LAR : 40% CIR	30%	-£16,111,052	-£24,832,901	-£26,876,160	-£27,070,282	-£27,555,586	-£30,467,414	-£32,085,096
60% LAR : 40% CIR	35%	-£18,397,146	-£26,737,634	-£28,777,115	-£28,970,880	-£29,455,289	-£32,361,751	-£33,976,452
60% LAR : 40% CIR	40%	-£20,703,643	-£28,663,201	-£30,699,503	-£30,892,965	-£31,376,623	-£34,278,568	-£35,890,760
60% LAR : 40% CIR	45%	-£23,030,360	-£30,609,413	-£32,643,127	-£32,836,346	-£33,319,391	-£36,217,663	-£37,827,813
60% LAR : 40% CIR	50%	-£25,377,110	-£32,576,079	-£34,607,794	-£34,800,824	-£35,283,396	-£38,178,829	-£39,787,403

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,463,877	-£8,230,417	-£10,277,977	-£10,472,497	-£10,960,072	-£13,952,085	-£15,566,115
60% LAR : 40% CIR	5%	£396,424	-£9,976,996	-£12,037,129	-£12,233,908	-£12,725,855	-£15,677,538	-£17,317,361
60% LAR : 40% CIR	10%	-£1,712,445	-£11,763,528	-£13,827,995	-£14,024,125	-£14,514,449	-£17,456,400	-£19,090,816
60% LAR : 40% CIR	15%	-£3,846,872	-£13,583,030	-£15,641,269	-£15,836,809	-£16,325,660	-£19,258,766	-£20,888,268
60% LAR : 40% CIR	20%	-£6,003,581	-£15,424,123	-£17,476,757	-£17,671,765	-£18,159,289	-£21,084,431	-£22,709,510
60% LAR : 40% CIR	25%	-£8,212,051	-£17,286,619	-£19,334,261	-£19,528,798	-£20,015,140	-£22,933,191	-£24,554,332
60% LAR : 40% CIR	30%	-£10,448,481	-£19,170,329	-£21,213,588	-£21,407,711	-£21,893,015	-£24,804,842	-£26,422,525
60% LAR : 40% CIR	35%	-£12,734,575	-£21,075,062	-£23,114,544	-£23,308,308	-£23,792,718	-£26,699,180	-£28,313,880
60% LAR : 40% CIR	40%	-£15,041,072	-£23,000,630	-£25,036,931	-£25,230,394	-£25,714,052	-£28,615,997	-£30,228,189
60% LAR : 40% CIR	45%	-£17,367,789	-£24,946,841	-£26,980,556	-£27,173,774	-£27,656,819	-£30,555,091	-£32,165,242
60% LAR : 40% CIR	50%	-£19,714,539	-£26,913,507	-£28,945,223	-£29,138,252	-£29,620,825	-£32,516,257	-£34,124,831

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone B - £950 psf
No Units	200	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£12,637,902	£1,969,347	-£48,165	-£242,684	-£728,983	-£3,646,775	-£5,267,794
60% LAR : 40% CIR	5%	£10,356,048	£35,091	-£2,004,562	-£2,198,384	-£2,682,938	-£5,597,933	-£7,237,756
60% LAR : 40% CIR	10%	£8,053,630	-£1,949,785	-£3,983,224	-£4,176,407	-£4,659,363	-£7,597,510	-£9,231,927
60% LAR : 40% CIR	15%	£5,730,827	-£3,956,650	-£6,003,097	-£6,198,637	-£6,687,488	-£9,620,592	-£11,250,096
60% LAR : 40% CIR	20%	£3,362,631	-£6,006,666	-£8,059,299	-£8,254,309	-£8,741,833	-£11,666,975	-£13,292,054
60% LAR : 40% CIR	25%	£969,949	-£8,089,879	-£10,137,521	-£10,332,057	-£10,818,400	-£13,736,452	-£15,357,591
60% LAR : 40% CIR	30%	-£1,464,905	-£10,194,305	-£12,237,564	-£12,431,686	-£12,916,991	-£15,828,819	-£17,446,500
60% LAR : 40% CIR	35%	-£3,934,841	-£12,319,754	-£14,359,235	-£14,552,999	-£15,037,409	-£17,943,871	-£19,558,572
60% LAR : 40% CIR	40%	-£6,463,440	-£14,466,037	-£16,502,339	-£16,695,801	-£17,179,459	-£20,081,405	-£21,693,596
60% LAR : 40% CIR	45%	-£9,014,460	-£16,632,965	-£18,666,679	-£18,859,898	-£19,342,943	-£22,241,214	-£23,851,366
60% LAR : 40% CIR	50%	-£11,585,511	-£18,820,348	-£20,852,063	-£21,045,092	-£21,527,664	-£24,423,097	-£26,031,671

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,261,813	-£25,930,357	-£27,947,879	-£29,142,398	-£29,628,697	-£31,546,480	-£33,167,328
60% LAR : 40% CIR	5%	-£17,543,666	-£27,864,623	-£29,904,277	-£30,098,099	-£30,582,652	-£33,497,647	-£35,137,471
60% LAR : 40% CIR	10%	-£19,846,084	-£29,849,499	-£31,882,939	-£32,076,121	-£32,559,077	-£35,457,255	-£37,131,641
60% LAR : 40% CIR	15%	-£22,168,667	-£31,856,364	-£33,902,811	-£34,096,351	-£34,587,202	-£37,520,307	-£39,149,810
60% LAR : 40% CIR	20%	-£24,537,083	-£33,906,381	-£35,959,013	-£36,154,023	-£36,641,547	-£39,566,689	-£41,191,768
60% LAR : 40% CIR	25%	-£26,929,766	-£35,989,093	-£38,037,235	-£38,231,772	-£38,718,114	-£41,636,196	-£43,257,305
60% LAR : 40% CIR	30%	-£29,364,619	-£38,094,019	-£40,137,279	-£40,331,400	-£40,816,705	-£43,728,533	-£45,346,214
60% LAR : 40% CIR	35%	-£31,834,555	-£40,219,468	-£42,258,949	-£42,452,713	-£42,937,124	-£45,843,586	-£47,458,286
60% LAR : 40% CIR	40%	-£34,363,150	-£42,365,751	-£44,402,053	-£44,595,516	-£45,079,173	-£47,981,119	-£49,593,311
60% LAR : 40% CIR	45%	-£36,914,174	-£44,532,679	-£46,566,393	-£46,759,612	-£47,242,657	-£50,140,929	-£51,751,081
60% LAR : 40% CIR	50%	-£39,485,226	-£46,720,062	-£48,751,777	-£48,944,806	-£49,427,378	-£52,322,811	-£53,931,386

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,780,950	-£14,399,510	-£16,387,022	-£16,581,541	-£17,067,840	-£19,985,633	-£21,606,481
60% LAR : 40% CIR	5%	-£5,982,809	-£16,303,766	-£18,343,419	-£18,537,241	-£19,021,795	-£21,936,790	-£23,576,614
60% LAR : 40% CIR	10%	-£8,280,227	-£18,268,642	-£20,323,082	-£20,516,264	-£20,998,220	-£23,936,398	-£25,570,784
60% LAR : 40% CIR	15%	-£10,608,030	-£20,296,507	-£22,341,954	-£22,537,494	-£23,026,345	-£25,959,450	-£27,588,953
60% LAR : 40% CIR	20%	-£12,976,226	-£22,345,523	-£24,398,156	-£24,593,166	-£25,080,690	-£28,005,832	-£29,630,911
60% LAR : 40% CIR	25%	-£15,368,909	-£24,428,736	-£26,476,878	-£26,670,914	-£27,157,257	-£30,075,309	-£31,696,448
60% LAR : 40% CIR	30%	-£17,803,762	-£26,533,162	-£28,576,422	-£28,770,543	-£29,255,848	-£32,167,676	-£33,785,357
60% LAR : 40% CIR	35%	-£20,273,698	-£28,659,611	-£30,699,092	-£30,891,856	-£31,376,267	-£34,282,729	-£35,897,429
60% LAR : 40% CIR	40%	-£22,802,298	-£30,804,894	-£32,841,196	-£33,034,658	-£33,518,316	-£36,420,262	-£38,032,453
60% LAR : 40% CIR	45%	-£25,353,317	-£32,971,822	-£35,005,536	-£35,198,755	-£35,681,800	-£38,580,072	-£40,190,224
60% LAR : 40% CIR	50%	-£27,924,369	-£35,159,205	-£37,190,920	-£37,383,949	-£37,866,521	-£40,761,954	-£42,370,528

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,089,330	-£9,979,425	-£11,946,736	-£12,091,255	-£12,577,554	-£15,195,347	-£16,816,195
60% LAR : 40% CIR	5%	-£1,192,523	-£11,513,480	-£13,553,134	-£13,746,956	-£14,231,509	-£17,146,504	-£18,786,328
60% LAR : 40% CIR	10%	-£3,494,941	-£13,498,356	-£15,531,796	-£15,724,978	-£16,207,934	-£19,106,082	-£20,780,469
60% LAR : 40% CIR	15%	-£5,817,744	-£15,505,221	-£17,551,668	-£17,747,208	-£18,236,059	-£21,169,164	-£22,798,667
60% LAR : 40% CIR	20%	-£8,185,940	-£17,555,238	-£19,607,871	-£19,802,880	-£20,290,404	-£23,215,546	-£24,840,625
60% LAR : 40% CIR	25%	-£10,578,623	-£19,638,450	-£21,686,592	-£21,880,629	-£22,366,971	-£25,285,023	-£26,906,163
60% LAR : 40% CIR	30%	-£13,013,476	-£21,742,877	-£23,786,136	-£23,980,257	-£24,465,562	-£27,377,390	-£28,995,071
60% LAR : 40% CIR	35%	-£15,483,412	-£23,868,326	-£25,907,806	-£26,101,570	-£26,585,981	-£29,492,443	-£31,107,143
60% LAR : 40% CIR	40%	-£18,012,012	-£26,014,609	-£28,050,910	-£28,244,373	-£28,728,031	-£31,629,976	-£33,242,168
60% LAR : 40% CIR	45%	-£20,563,031	-£28,181,536	-£30,215,251	-£30,408,469	-£30,891,514	-£33,789,786	-£35,399,938
60% LAR : 40% CIR	50%	-£23,134,083	-£30,368,919	-£32,400,634	-£32,593,663	-£33,076,235	-£35,971,668	-£37,580,243

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,751,902	-£3,916,653	-£5,934,165	-£6,128,684	-£6,614,983	-£9,532,776	-£11,153,624
60% LAR : 40% CIR	5%	£4,470,048	-£5,850,909	-£7,890,562	-£8,084,384	-£8,568,938	-£11,483,933	-£13,123,756
60% LAR : 40% CIR	10%	£2,167,630	-£7,835,185	-£9,869,224	-£10,062,407	-£10,545,363	-£13,483,510	-£15,117,927
60% LAR : 40% CIR	15%	£135,173	-£9,842,650	-£11,888,097	-£12,084,637	-£12,573,488	-£15,506,592	-£17,136,096
60% LAR : 40% CIR	20%	-£2,523,369	-£11,892,666	-£13,945,299	-£14,140,309	-£14,627,833	-£17,552,975	-£19,178,054
60% LAR : 40% CIR	25%	-£4,910,051	-£13,979,879	-£16,023,521	-£16,218,057	-£16,704,400	-£19,622,452	-£21,243,591
60% LAR : 40% CIR	30%	-£7,350,905	-£16,080,305	-£18,123,564	-£18,317,686	-£18,802,991	-£21,714,819	-£23,332,500
60% LAR : 40% CIR	35%	-£9,820,841	-£18,205,754	-£20,245,235	-£20,438,999	-£20,923,409	-£23,829,871	-£25,444,572
60% LAR : 40% CIR	40%	-£12,349,440	-£20,352,037	-£22,388,339	-£22,581,801	-£23,065,459	-£25,967,405	-£27,579,596
60% LAR : 40% CIR	45%	-£14,900,460	-£22,518,965	-£24,552,679	-£24,745,898	-£25,228,943	-£28,127,214	-£29,737,366
60% LAR : 40% CIR	50%	-£17,471,511	-£24,706,348	-£26,738,063	-£26,931,092	-£27,413,664	-£30,309,097	-£31,917,671

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	

Value Area	Zone B - £1,000 psf

No Units	200
Site Area	0.29 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£16,925,927	£6,247,876	£4,231,089	£4,039,493	£3,560,503	£686,562	-£923,959
60% LAR : 40% CIR	5%	£14,429,672	£4,099,695	£2,090,168	£1,899,258	£1,421,987	-£1,463,638	-£3,078,817
60% LAR : 40% CIR	10%	£11,912,853	£1,930,195	-£73,793	-£266,975	-£749,931	-£3,647,666	-£5,259,038
60% LAR : 40% CIR	15%	£9,375,649	-£264,409	-£2,291,715	-£2,484,317	-£2,965,822	-£5,868,420	-£7,497,923
60% LAR : 40% CIR	20%	£6,818,236	-£2,509,733	-£4,531,518	-£4,723,597	-£5,210,376	-£8,135,517	-£9,760,596
60% LAR : 40% CIR	25%	£4,230,991	-£4,779,138	-£6,826,780	-£7,021,317	-£7,507,659	-£10,425,711	-£12,046,850
60% LAR : 40% CIR	30%	£1,600,750	-£7,104,280	-£9,147,540	-£9,341,662	-£9,826,966	-£12,738,794	-£14,356,476
60% LAR : 40% CIR	35%	-£1,065,480	-£9,450,446	-£11,489,926	-£11,683,691	-£12,168,101	-£15,074,562	-£16,689,263
60% LAR : 40% CIR	40%	-£3,778,233	-£11,817,445	-£13,853,747	-£14,047,209	-£14,530,867	-£17,432,812	-£19,045,004
60% LAR : 40% CIR	45%	-£6,547,129	-£14,205,088	-£16,238,804	-£16,432,021	-£16,915,067	-£19,813,339	-£21,423,490
60% LAR : 40% CIR	50%	-£9,342,484	-£16,613,187	-£18,644,902	-£18,837,932	-£19,320,504	-£22,215,937	-£23,824,510

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,973,787	-£21,951,838	-£23,868,625	-£23,880,221	-£24,339,211	-£27,213,182	-£28,823,673
60% LAR : 40% CIR	5%	-£13,470,043	-£23,800,020	-£25,809,547	-£26,000,456	-£26,477,727	-£29,363,353	-£30,978,531
60% LAR : 40% CIR	10%	-£15,986,861	-£25,969,519	-£27,973,307	-£28,186,689	-£28,649,645	-£31,547,380	-£33,158,752
60% LAR : 40% CIR	15%	-£18,524,065	-£28,164,123	-£30,197,430	-£30,394,032	-£30,865,536	-£33,768,134	-£35,397,637
60% LAR : 40% CIR	20%	-£21,081,478	-£30,409,448	-£32,431,232	-£32,623,311	-£33,110,091	-£36,035,232	-£37,660,311
60% LAR : 40% CIR	25%	-£23,668,724	-£32,679,852	-£34,729,494	-£34,921,031	-£35,407,373	-£38,325,425	-£39,946,565
60% LAR : 40% CIR	30%	-£26,298,965	-£35,003,994	-£37,047,254	-£37,241,376	-£37,726,660	-£40,638,508	-£42,256,190
60% LAR : 40% CIR	35%	-£28,965,195	-£37,350,160	-£39,389,641	-£39,583,405	-£40,067,816	-£42,974,277	-£44,588,977
60% LAR : 40% CIR	40%	-£31,675,947	-£39,717,359	-£41,753,461	-£41,946,923	-£42,430,581	-£45,332,526	-£46,944,718
60% LAR : 40% CIR	45%	-£34,446,844	-£42,104,803	-£44,138,518	-£44,331,735	-£44,814,761	-£47,713,053	-£49,323,204
60% LAR : 40% CIR	50%	-£37,242,199	-£44,512,901	-£46,544,617	-£46,737,646	-£47,220,218	-£50,115,651	-£51,724,225

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£587,070	-£10,090,881	-£12,107,768	-£12,299,964	-£12,778,354	-£15,652,295	-£17,262,816
60% LAR : 40% CIR	5%	-£1,909,185	-£12,239,163	-£14,248,690	-£14,439,599	-£14,916,870	-£17,802,495	-£19,417,674
60% LAR : 40% CIR	10%	-£4,429,004	-£14,408,662	-£16,412,450	-£16,625,832	-£17,088,788	-£19,986,523	-£21,597,895
60% LAR : 40% CIR	15%	-£6,969,208	-£16,603,266	-£18,636,573	-£18,833,175	-£19,304,679	-£22,207,277	-£23,836,780
60% LAR : 40% CIR	20%	-£9,520,621	-£18,848,591	-£20,870,375	-£21,062,454	-£21,549,233	-£24,474,375	-£26,099,453
60% LAR : 40% CIR	25%	-£12,102,866	-£21,117,995	-£23,169,637	-£23,360,174	-£23,846,516	-£26,764,568	-£28,385,708
60% LAR : 40% CIR	30%	-£14,736,108	-£23,443,137	-£25,486,397	-£25,680,519	-£26,165,803	-£29,077,651	-£30,695,333
60% LAR : 40% CIR	35%	-£17,404,337	-£25,789,303	-£27,828,784	-£28,022,548	-£28,506,958	-£31,413,419	-£33,028,120
60% LAR : 40% CIR	40%	-£20,115,090	-£28,156,502	-£30,192,604	-£30,386,066	-£30,869,724	-£33,771,669	-£35,383,861
60% LAR : 40% CIR	45%	-£22,885,987	-£30,543,946	-£32,577,661	-£32,770,878	-£33,253,924	-£36,152,196	-£37,762,347
60% LAR : 40% CIR	50%	-£25,681,342	-£32,952,044	-£34,983,759	-£35,176,789	-£35,659,361	-£38,554,794	-£40,163,368

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,377,356	-£5,350,665	-£7,317,482	-£7,509,079	-£7,986,959	-£10,862,010	-£12,472,531
60% LAR : 40% CIR	5%	£2,881,100	-£7,448,877	-£9,458,404	-£9,649,313	-£10,126,584	-£13,012,210	-£14,627,388
60% LAR : 40% CIR	10%	£364,282	-£9,618,376	-£11,622,164	-£11,835,546	-£12,298,502	-£15,196,237	-£16,807,610
60% LAR : 40% CIR	15%	-£2,172,922	-£11,812,981	-£13,846,287	-£14,042,889	-£14,514,393	-£17,416,992	-£19,046,494
60% LAR : 40% CIR	20%	-£4,730,336	-£14,058,305	-£16,080,089	-£16,272,168	-£16,758,948	-£19,684,089	-£21,309,168
60% LAR : 40% CIR	25%	-£7,317,581	-£16,327,709	-£18,377,352	-£18,568,888	-£19,056,230	-£21,974,282	-£23,595,422
60% LAR : 40% CIR	30%	-£9,947,822	-£18,652,852	-£20,696,111	-£20,890,233	-£21,375,517	-£24,287,365	-£25,905,047
60% LAR : 40% CIR	35%	-£12,614,052	-£20,999,017	-£23,038,498	-£23,232,262	-£23,716,673	-£26,623,134	-£28,237,834
60% LAR : 40% CIR	40%	-£15,324,805	-£23,366,216	-£25,402,318	-£25,595,780	-£26,079,438	-£28,981,384	-£30,593,575
60% LAR : 40% CIR	45%	-£18,095,701	-£25,753,660	-£27,787,375	-£27,980,593	-£28,463,639	-£31,361,911	-£32,972,061
60% LAR : 40% CIR	50%	-£20,891,056	-£28,161,758	-£30,193,474	-£30,386,503	-£30,869,075	-£33,764,508	-£35,373,082

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,039,927	£361,876	-£1,654,911	-£1,846,507	-£2,325,487	-£5,199,438	-£6,809,959
60% LAR : 40% CIR	5%	£8,543,672	-£1,786,305	-£3,795,832	-£3,986,742	-£4,464,013	-£7,349,638	-£8,964,817
60% LAR : 40% CIR	10%	£6,026,853	-£3,956,805	-£5,959,793	-£6,172,975	-£6,635,931	-£9,533,666	-£11,145,038
60% LAR : 40% CIR	15%	£3,489,649	-£6,150,409	-£8,177,715	-£8,370,317	-£8,851,822	-£11,754,420	-£13,383,923
60% LAR : 40% CIR	20%	£932,236	-£8,395,733	-£10,417,518	-£10,609,597	-£11,096,376	-£14,021,517	-£15,646,596
60% LAR : 40% CIR	25%	-£1,655,009	-£10,665,138	-£12,712,780	-£12,907,317	-£13,393,659	-£16,311,711	-£17,932,850
60% LAR : 40% CIR	30%	-£4,285,250	-£12,990,280	-£15,033,540	-£15,227,662	-£15,712,966	-£18,624,794	-£20,242,476
60% LAR : 40% CIR	35%	-£6,951,480	-£15,336,446	-£17,375,926	-£17,569,691	-£18,054,101	-£20,960,562	-£22,575,263
60% LAR : 40% CIR	40%	-£9,662,233	-£17,703,645	-£19,739,747	-£19,933,209	-£20,416,867	-£23,318,812	-£24,931,004
60% LAR : 40% CIR	45%	-£12,433,129	-£20,091,088	-£22,124,804	-£22,318,021	-£22,801,067	-£25,699,339	-£27,309,490
60% LAR : 40% CIR	50%	-£15,228,484	-£22,499,187	-£24,530,902	-£24,723,932	-£25,206,504	-£28,101,937	-£29,710,510

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone B - £1,050 psf

No Units	200	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£21,205,956	£10,478,052	£8,491,575	£8,302,858	£7,831,067	£4,965,091	£3,368,458
60% LAR : 40% CIR	5%	£18,503,296	£8,144,702	£6,154,770	£5,963,862	£5,486,591	£2,622,962	£1,032,058
60% LAR : 40% CIR	10%	£15,772,076	£5,780,873	£3,777,993	£3,587,714	£3,112,017	£257,831	-£1,348,088
60% LAR : 40% CIR	15%	£13,020,471	£3,376,314	£1,379,476	£1,189,770	£715,502	-£2,162,604	-£3,767,617
60% LAR : 40% CIR	20%	£10,248,656	£950,809	-£1,056,468	-£1,246,546	-£1,728,744	-£4,609,924	-£6,229,140
60% LAR : 40% CIR	25%	£7,456,812	-£1,518,280	-£3,535,148	-£3,726,780	-£4,205,794	-£7,114,970	-£8,736,110
60% LAR : 40% CIR	30%	£4,644,389	-£4,022,770	-£6,057,515	-£6,251,637	-£6,736,942	-£9,648,770	-£11,266,451
60% LAR : 40% CIR	35%	£1,776,769	-£6,581,137	-£8,620,618	-£8,814,383	-£9,298,792	-£12,205,254	-£13,819,955
60% LAR : 40% CIR	40%	-£1,127,593	-£9,168,852	-£11,205,154	-£11,398,617	-£11,882,274	-£14,784,220	-£16,396,411
60% LAR : 40% CIR	45%	-£4,079,800	-£11,777,212	-£13,810,927	-£14,004,145	-£14,487,191	-£17,385,462	-£18,995,613
60% LAR : 40% CIR	50%	-£7,099,458	-£14,406,027	-£16,437,742	-£16,630,771	-£17,113,343	-£20,008,776	-£21,617,350

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,693,758	-£17,421,862	-£19,408,139	-£19,586,856	-£20,068,647	-£22,934,823	-£24,531,257
60% LAR : 40% CIR	5%	-£9,396,418	-£19,755,013	-£21,744,944	-£21,935,853	-£22,413,123	-£25,276,752	-£26,867,656
60% LAR : 40% CIR	10%	-£12,121,838	-£22,119,941	-£24,121,721	-£24,312,000	-£24,787,697	-£27,641,883	-£29,247,902
60% LAR : 40% CIR	15%	-£14,879,244	-£24,523,400	-£26,520,238	-£26,709,944	-£27,184,212	-£30,062,318	-£31,667,331
60% LAR : 40% CIR	20%	-£17,651,058	-£26,948,905	-£28,956,182	-£29,148,260	-£29,628,458	-£32,509,638	-£34,128,854
60% LAR : 40% CIR	25%	-£20,442,903	-£29,417,994	-£31,434,862	-£31,626,474	-£32,105,508	-£35,014,684	-£36,635,824
60% LAR : 40% CIR	30%	-£23,255,325	-£31,922,485	-£33,967,229	-£34,151,951	-£34,636,656	-£37,548,494	-£39,166,165
60% LAR : 40% CIR	35%	-£26,122,946	-£34,480,851	-£36,520,333	-£36,714,097	-£37,198,506	-£40,104,968	-£41,719,669
60% LAR : 40% CIR	40%	-£29,027,307	-£37,068,967	-£39,104,868	-£39,298,331	-£39,781,989	-£42,689,934	-£44,296,126
60% LAR : 40% CIR	45%	-£31,979,515	-£39,676,926	-£41,710,641	-£41,903,859	-£42,386,905	-£45,285,177	-£46,895,327
60% LAR : 40% CIR	50%	-£34,999,173	-£42,305,741	-£44,337,457	-£44,530,485	-£45,013,058	-£47,908,490	-£49,517,064

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,867,099	-£9,860,805	-£7,847,282	-£8,035,999	-£8,507,790	-£11,373,786	-£12,970,400
60% LAR : 40% CIR	5%	£2,164,439	-£8,194,156	-£10,184,087	-£10,374,996	-£10,852,266	-£13,715,895	-£15,306,799
60% LAR : 40% CIR	10%	-£596,781	-£10,547,904	-£12,549,864	-£12,741,143	-£13,226,840	-£16,081,026	-£17,686,945
60% LAR : 40% CIR	15%	-£3,318,386	-£12,962,543	-£14,959,381	-£15,149,087	-£15,623,355	-£18,501,461	-£20,106,474
60% LAR : 40% CIR	20%	-£6,090,201	-£15,388,048	-£17,395,325	-£17,587,403	-£18,067,601	-£20,948,781	-£22,567,997
60% LAR : 40% CIR	25%	-£8,882,045	-£17,857,137	-£19,874,005	-£20,065,617	-£20,544,651	-£23,453,827	-£25,074,967
60% LAR : 40% CIR	30%	-£11,694,468	-£20,361,627	-£22,406,372	-£22,590,494	-£23,075,799	-£25,987,637	-£27,605,308
60% LAR : 40% CIR	35%	-£14,562,089	-£22,919,994	-£24,959,475	-£25,153,240	-£25,637,649	-£28,544,111	-£30,158,812
60% LAR : 40% CIR	40%	-£17,466,450	-£25,507,710	-£27,544,011	-£27,737,474	-£28,221,132	-£31,129,077	-£32,735,269
60% LAR : 40% CIR	45%	-£20,418,657	-£28,116,069	-£30,149,784	-£30,343,002	-£30,826,048	-£33,724,319	-£35,334,470
60% LAR : 40% CIR	50%	-£23,438,316	-£30,744,884	-£32,776,600	-£32,969,628	-£33,452,200	-£36,347,633	-£37,956,207

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,657,385	-£1,070,519	-£1,026,992	-£3,245,710	-£3,717,504	-£6,583,480	-£8,180,114
60% LAR : 40% CIR	5%	£6,954,725	-£3,403,870	-£5,393,801	-£5,584,710	-£6,061,981	-£8,925,609	-£10,516,514
60% LAR : 40% CIR	10%	£4,223,505	-£5,797,699	-£7,770,579	-£7,960,857	-£8,436,555	-£11,290,740	-£12,896,659
60% LAR : 40% CIR	15%	£1,471,899	-£8,172,257	-£10,169,095	-£10,358,801	-£10,833,069	-£13,711,175	-£15,316,188
60% LAR : 40% CIR	20%	-£1,299,915	-£10,597,762	-£12,605,040	-£12,797,118	-£13,277,315	-£16,158,495	-£17,777,711
60% LAR : 40% CIR	25%	-£4,091,760	-£13,066,851	-£15,083,719	-£15,275,332	-£15,754,365	-£18,663,542	-£20,284,681
60% LAR : 40% CIR	30%	-£6,904,182	-£15,571,342	-£17,616,086	-£17,800,208	-£18,285,513	-£21,197,351	-£22,815,022
60% LAR : 40% CIR	35%	-£9,771,803	-£18,129,708	-£20,169,190	-£20,362,954	-£20,847,364	-£23,753,826	-£25,368,526
60% LAR : 40% CIR	40%	-£12,676,164	-£20,717,424	-£22,753,726	-£22,947,188	-£23,430,846	-£26,338,791	-£27,944,983
60% LAR : 40% CIR	45%	-£15,628,372	-£23,325,783	-£25,359,498	-£25,552,716	-£26,035,762	-£28,934,034	-£30,544,185
60% LAR : 40% CIR	50%	-£18,648,030	-£25,954,598	-£27,986,314	-£28,179,342	-£28,661,915	-£31,557,347	-£33,165,921

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,319,956	£4,592,052	£2,605,575	£2,416,858	£1,945,067	-£920,909	-£2,517,542
60% LAR : 40% CIR	5%	£12,617,296	£2,258,702	£268,770	£77,862	-£399,409	-£3,263,038	-£4,853,942
60% LAR : 40% CIR	10%	£9,886,076	-£106,127	-£2,108,007	-£2,296,286	-£2,772,383	-£5,628,169	-£7,234,088
60% LAR : 40% CIR	15%	£7,134,471	-£2,509,686	-£4,506,524	-£4,696,230	-£5,170,498	-£8,048,604	-£9,653,617
60% LAR : 40% CIR	20%	£4,362,656	-£4,935,191	-£6,942,468	-£7,134,546	-£7,614,744	-£10,495,924	-£12,115,140
60% LAR : 40% CIR	25%	£1,570,812	-£7,404,280	-£9,421,148	-£9,612,780	-£10,091,794	-£13,000,970	-£14,622,110
60% LAR : 40% CIR	30%	-£1,242	-£9,908,770	-£11,943,515	-£12,137,637	-£12,622,942	-£15,534,770	-£17,152,451
60% LAR : 40% CIR	35%	-£4,109,231	-£12,467,137	-£14,506,618	-£14,700,383	-£15,184,792	-£18,091,254	-£19,705,955
60% LAR : 40% CIR	40%	-£7,013,593	-£15,054,853	-£17,091,154	-£17,284,617	-£17,768,274	-£20,676,220	-£22,282,411
60% LAR : 40% CIR	45%	-£9,965,800	-£17,663,212	-£19,696,927	-£19,890,145	-£20,373,191	-£23,271,462	-£24,881,613
60% LAR : 40% CIR	50%	-£12,985,458	-£20,292,027	-£22,323,742	-£22,516,771	-£22,999,343	-£25,894,776	-£27,503,350

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone B - £1,100 psf
No Units	200	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£25,444,339	£14,697,511	£12,711,035	£12,522,318	£12,050,526	£9,219,776	£7,646,987
60% LAR : 40% CIR	5%	£22,545,690	£12,153,188	£10,173,862	£9,985,823	£9,515,724	£6,687,566	£5,096,661
60% LAR : 40% CIR	10%	£19,626,788	£9,587,869	£7,615,091	£7,427,671	£6,959,123	£4,108,509	£2,522,849
60% LAR : 40% CIR	15%	£16,665,291	£7,001,734	£5,016,227	£4,826,520	£4,352,253	£1,506,648	-£75,376
60% LAR : 40% CIR	20%	£13,679,077	£4,373,633	£2,382,234	£2,193,042	£1,720,062	-£1,134,873	-£2,735,529
60% LAR : 40% CIR	25%	£10,672,831	£1,713,435	-£277,288	-£468,901	-£947,933	-£3,822,131	-£5,425,370
60% LAR : 40% CIR	30%	£7,646,731	-£982,102	-£2,994,653	-£3,185,857	-£3,663,868	-£6,558,745	-£8,176,427
60% LAR : 40% CIR	35%	£4,600,956	-£3,724,490	-£5,751,310	-£5,945,073	-£6,429,484	-£9,335,946	-£10,950,647
60% LAR : 40% CIR	40%	£1,498,187	-£6,520,260	-£8,556,562	-£8,750,024	-£9,233,682	-£12,135,622	-£13,747,819
60% LAR : 40% CIR	45%	-£1,651,061	-£9,349,336	-£11,383,050	-£11,576,269	-£12,059,314	-£14,957,586	-£16,567,737
60% LAR : 40% CIR	50%	-£4,856,431	-£12,198,866	-£14,230,582	-£14,423,611	-£14,906,182	-£17,801,616	-£19,410,190

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,455,373	-£13,252,203	-£15,188,660	-£15,377,396	-£15,849,188	-£18,679,938	-£20,252,727
60% LAR : 40% CIR	5%	-£6,354,024	-£15,746,526	-£17,725,852	-£17,913,891	-£18,383,990	-£21,212,149	-£22,803,053
60% LAR : 40% CIR	10%	-£8,272,926	-£18,311,846	-£20,284,023	-£20,472,043	-£20,940,591	-£23,761,206	-£25,376,865
60% LAR : 40% CIR	15%	-£11,234,423	-£20,897,980	-£22,863,487	-£23,073,195	-£23,547,461	-£26,393,066	-£27,975,091
60% LAR : 40% CIR	20%	-£14,220,637	-£23,526,081	-£25,517,480	-£25,706,672	-£26,179,652	-£29,034,587	-£30,635,243
60% LAR : 40% CIR	25%	-£17,226,883	-£26,186,279	-£28,177,003	-£28,368,615	-£28,847,648	-£31,721,845	-£33,325,084
60% LAR : 40% CIR	30%	-£20,252,983	-£28,881,816	-£30,894,367	-£31,085,571	-£31,563,583	-£34,458,459	-£36,076,141
60% LAR : 40% CIR	35%	-£23,298,758	-£31,624,205	-£33,651,024	-£33,844,788	-£34,329,198	-£37,235,660	-£38,850,361
60% LAR : 40% CIR	40%	-£26,401,528	-£34,419,974	-£36,459,278	-£36,649,738	-£37,133,396	-£40,035,342	-£41,647,933
60% LAR : 40% CIR	45%	-£29,550,775	-£37,249,050	-£39,282,765	-£39,475,983	-£39,959,028	-£42,857,300	-£44,467,451
60% LAR : 40% CIR	50%	-£32,756,148	-£40,098,580	-£42,130,296	-£42,323,325	-£42,805,897	-£45,701,330	-£47,309,904

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,105,482	-£1,641,949	-£3,627,823	-£3,816,529	-£4,288,331	-£7,119,081	-£8,691,870
60% LAR : 40% CIR	5%	£6,206,833	-£4,185,669	-£6,164,995	-£6,353,034	-£6,823,133	-£9,651,292	-£11,242,196
60% LAR : 40% CIR	10%	£3,287,931	-£6,730,988	-£8,723,766	-£8,911,786	-£9,379,724	-£12,230,348	-£13,816,008
60% LAR : 40% CIR	15%	£326,434	-£9,397,123	-£11,322,630	-£11,512,337	-£11,986,604	-£14,832,209	-£16,414,233
60% LAR : 40% CIR	20%	-£2,659,780	-£11,965,224	-£13,956,623	-£14,145,815	-£14,618,795	-£17,473,730	-£19,074,386
60% LAR : 40% CIR	25%	-£5,669,026	-£14,625,422	-£16,616,145	-£16,807,758	-£17,286,791	-£20,160,988	-£21,764,227
60% LAR : 40% CIR	30%	-£8,692,126	-£17,320,959	-£19,333,510	-£19,524,714	-£20,002,725	-£22,897,602	-£24,515,284
60% LAR : 40% CIR	35%	-£11,737,901	-£20,063,348	-£22,090,167	-£22,283,931	-£22,768,341	-£25,674,803	-£27,289,504
60% LAR : 40% CIR	40%	-£14,840,670	-£22,859,117	-£24,898,419	-£25,088,881	-£25,572,539	-£28,474,485	-£30,086,676
60% LAR : 40% CIR	45%	-£17,989,918	-£25,688,193	-£27,721,908	-£27,915,126	-£28,398,171	-£31,296,443	-£32,906,594
60% LAR : 40% CIR	50%	-£21,195,289	-£28,537,723	-£30,569,439	-£30,762,468	-£31,245,040	-£34,140,473	-£35,749,047

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,895,767	£3,148,940	£1,162,463	£973,746	£501,954	-£2,328,795	-£3,901,585
60% LAR : 40% CIR	5%	£10,997,119	£904,617	-£1,374,709	-£1,562,749	-£2,032,847	-£4,861,006	-£6,451,910
60% LAR : 40% CIR	10%	£8,078,217	-£1,980,703	-£3,933,480	-£4,120,900	-£4,589,448	-£7,440,063	-£9,055,722
60% LAR : 40% CIR	15%	£5,116,720	-£4,546,837	-£6,532,344	-£6,722,052	-£7,196,318	-£10,041,924	-£11,623,948
60% LAR : 40% CIR	20%	£2,130,505	-£7,174,938	-£9,166,338	-£9,355,529	-£9,828,509	-£12,683,444	-£14,284,100
60% LAR : 40% CIR	25%	-£875,740	-£9,835,136	-£11,825,860	-£12,017,472	-£12,496,505	-£15,370,702	-£16,973,941
60% LAR : 40% CIR	30%	-£3,901,840	-£12,530,673	-£14,543,224	-£14,734,428	-£15,212,440	-£18,107,316	-£19,724,998
60% LAR : 40% CIR	35%	-£6,947,615	-£15,273,062	-£17,299,882	-£17,493,645	-£17,978,055	-£20,884,517	-£22,499,218
60% LAR : 40% CIR	40%	-£10,050,385	-£18,068,831	-£20,108,133	-£20,298,596	-£20,782,253	-£23,684,199	-£25,296,391
60% LAR : 40% CIR	45%	-£13,199,632	-£20,897,907	-£22,931,622	-£23,124,840	-£23,607,885	-£26,506,157	-£28,116,308
60% LAR : 40% CIR	50%	-£16,405,003	-£23,747,438	-£25,779,153	-£25,972,183	-£26,454,754	-£29,350,188	-£30,958,761

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,558,339	£8,811,511	£6,825,035	£6,636,318	£6,164,526	£3,333,778	£1,760,987
60% LAR : 40% CIR	5%	£16,659,690	£6,267,188	£4,287,862	£4,099,823	£3,629,724	£801,566	-£789,339
60% LAR : 40% CIR	10%	£13,740,788	£3,701,869	£1,729,091	£1,541,671	£1,073,123	-£1,777,491	-£3,363,151
60% LAR : 40% CIR	15%	£10,779,291	£1,115,734	-£859,773	-£1,069,480	-£1,533,747	-£4,379,352	-£5,961,376
60% LAR : 40% CIR	20%	£7,793,077	-£1,512,367	-£3,503,766	-£3,692,958	-£4,165,938	-£7,020,873	-£8,621,529
60% LAR : 40% CIR	25%	£4,786,831	-£4,172,565	-£6,163,288	-£6,354,901	-£6,833,933	-£9,708,131	-£11,311,370
60% LAR : 40% CIR	30%	£1,760,731	-£6,868,102	-£8,880,653	-£9,071,857	-£9,549,868	-£12,444,745	-£14,062,427
60% LAR : 40% CIR	35%	-£1,285,044	-£9,610,490	-£11,637,310	-£11,831,073	-£12,315,484	-£15,221,946	-£16,836,647
60% LAR : 40% CIR	40%	-£4,387,813	-£12,406,260	-£14,445,562	-£14,636,024	-£15,119,682	-£18,021,627	-£19,633,819
60% LAR : 40% CIR	45%	-£7,537,061	-£15,235,336	-£17,269,050	-£17,462,269	-£17,945,314	-£20,843,586	-£22,453,737
60% LAR : 40% CIR	50%	-£10,742,431	-£18,084,866	-£20,116,582	-£20,309,611	-£20,792,182	-£23,687,616	-£25,296,190

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	

Value Area	**Zone B - £1,150 psf**

No Units	**200**
Site Area	**0.29 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£29,682,721	£18,916,971	£16,930,493	£16,741,777	£16,269,985	£13,439,236	£11,866,598
60% LAR : 40% CIR	5%	£26,572,153	£16,161,674	£14,182,348	£13,994,309	£13,524,210	£10,703,619	£9,136,623
60% LAR : 40% CIR	10%	£23,441,332	£13,385,382	£11,412,604	£11,225,184	£10,756,636	£7,945,346	£8,373,527
60% LAR : 40% CIR	15%	£20,290,430	£10,588,275	£8,621,446	£8,434,591	£7,967,451	£5,143,399	£3,562,507
60% LAR : 40% CIR	20%	£17,109,497	£7,770,534	£5,805,058	£5,615,866	£5,142,886	£2,305,007	£728,407
60% LAR : 40% CIR	25%	£13,888,849	£4,922,333	£2,935,777	£2,747,044	£2,275,210	-£564,271	-£2,161,047
60% LAR : 40% CIR	30%	£10,648,349	£2,027,629	£45,324	-£145,189	-£623,200	-£3,491,265	-£5,086,402
60% LAR : 40% CIR	35%	£7,388,173	-£901,012	-£2,909,842	-£3,100,694	-£3,577,824	-£6,466,637	-£8,081,337
60% LAR : 40% CIR	40%	£4,107,020	-£3,881,113	-£5,907,968	-£6,101,432	-£6,585,090	-£9,487,035	-£11,099,227
60% LAR : 40% CIR	45%	£765,183	-£6,921,459	-£8,955,174	-£9,148,392	-£9,631,437	-£12,529,709	-£14,139,860
60% LAR : 40% CIR	50%	-£2,635,701	-£9,991,705	-£12,023,422	-£12,216,450	-£12,699,023	-£15,594,455	-£17,203,029

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,783,007	-£9,982,744	-£10,969,221	-£11,157,938	-£11,629,729	-£14,460,479	-£16,033,117
60% LAR : 40% CIR	5%	-£1,327,561	-£11,738,040	-£13,717,367	-£13,905,406	-£14,375,504	-£17,196,096	-£18,763,091
60% LAR : 40% CIR	10%	-£4,458,383	-£14,514,333	-£16,487,110	-£16,674,530	-£17,143,078	-£19,954,398	-£21,526,187
60% LAR : 40% CIR	15%	-£7,609,284	-£17,311,440	-£19,276,268	-£19,465,123	-£19,932,263	-£22,756,316	-£24,337,207
60% LAR : 40% CIR	20%	-£10,780,217	-£20,129,181	-£22,094,657	-£22,283,848	-£22,756,828	-£25,594,707	-£27,171,308
60% LAR : 40% CIR	25%	-£14,010,865	-£22,977,081	-£24,963,937	-£25,152,671	-£25,624,904	-£28,463,985	-£30,060,761
60% LAR : 40% CIR	30%	-£17,251,365	-£25,872,085	-£27,854,380	-£28,044,903	-£28,522,914	-£31,390,990	-£32,986,116
60% LAR : 40% CIR	35%	-£20,511,541	-£28,800,727	-£30,809,557	-£31,000,408	-£31,477,539	-£34,366,351	-£35,981,052
60% LAR : 40% CIR	40%	-£23,792,694	-£31,780,927	-£33,807,083	-£34,001,146	-£34,484,804	-£37,396,749	-£38,998,941
60% LAR : 40% CIR	45%	-£27,134,531	-£34,821,174	-£36,854,888	-£37,046,107	-£37,531,152	-£40,429,423	-£42,039,574
60% LAR : 40% CIR	50%	-£30,535,415	-£37,891,420	-£39,923,136	-£40,116,185	-£40,598,737	-£43,494,170	-£45,102,743

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,343,864	£2,578,114	£591,636	£402,919	-£88,872	-£2,886,621	-£4,472,259
60% LAR : 40% CIR	5%	£10,233,296	-£177,183	-£2,156,509	-£2,344,548	-£2,814,647	-£5,635,238	-£7,202,234
60% LAR : 40% CIR	10%	£7,102,474	-£2,993,475	-£4,926,253	-£5,113,873	-£5,582,421	-£8,391,511	-£9,965,330
60% LAR : 40% CIR	15%	£3,951,573	-£5,790,582	-£7,717,411	-£7,904,266	-£8,371,406	-£11,196,458	-£12,776,350
60% LAR : 40% CIR	20%	£770,640	-£8,568,324	-£10,533,799	-£10,722,991	-£11,195,971	-£14,033,850	-£15,610,450
60% LAR : 40% CIR	25%	-£2,450,008	-£11,416,524	-£13,403,080	-£13,591,814	-£14,063,647	-£16,903,128	-£18,499,904
60% LAR : 40% CIR	30%	-£5,690,508	-£14,311,228	-£16,293,533	-£16,484,046	-£16,962,057	-£19,830,122	-£21,425,259
60% LAR : 40% CIR	35%	-£8,950,684	-£17,239,870	-£19,248,699	-£19,439,551	-£19,916,682	-£22,805,494	-£24,420,195
60% LAR : 40% CIR	40%	-£12,231,837	-£20,219,970	-£22,246,226	-£22,440,289	-£22,923,947	-£25,835,892	-£27,438,084
60% LAR : 40% CIR	45%	-£15,573,674	-£23,260,317	-£25,294,031	-£25,485,250	-£25,970,294	-£28,868,566	-£30,478,717
60% LAR : 40% CIR	50%	-£18,974,558	-£26,330,562	-£28,362,279	-£28,555,307	-£29,037,880	-£31,933,312	-£33,541,886

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,134,150	£7,368,399	£5,381,922	£5,193,205	£4,721,414	£1,890,665	£318,026
60% LAR : 40% CIR	5%	£15,023,582	£4,613,103	£2,633,776	£2,445,737	£1,975,639	-£844,953	-£2,411,948
60% LAR : 40% CIR	10%	£11,892,760	£1,836,810	£135,587	-£323,387	-£791,835	-£3,603,225	-£5,175,045
60% LAR : 40% CIR	15%	£8,741,859	-£960,027	-£2,927,125	-£3,113,980	-£3,581,120	-£6,405,173	-£7,986,064
60% LAR : 40% CIR	20%	£5,560,926	-£3,778,038	-£5,743,514	-£5,932,705	-£6,405,685	-£9,243,564	-£10,820,165
60% LAR : 40% CIR	25%	£2,340,278	-£6,626,238	-£8,612,794	-£8,801,528	-£9,273,761	-£12,112,843	-£13,709,619
60% LAR : 40% CIR	30%	£900,222	-£9,520,945	-£11,503,247	-£11,693,760	-£12,171,771	-£15,039,837	-£16,634,974
60% LAR : 40% CIR	35%	-£4,160,399	-£12,449,584	-£14,458,414	-£14,649,266	-£15,126,396	-£18,015,208	-£19,629,909
60% LAR : 40% CIR	40%	-£7,441,551	-£15,429,685	-£17,456,940	-£17,650,003	-£18,133,661	-£21,036,696	-£22,647,798
60% LAR : 40% CIR	45%	-£10,783,388	-£18,470,031	-£20,503,745	-£20,696,964	-£21,180,009	-£24,078,281	-£25,688,431
60% LAR : 40% CIR	50%	-£14,184,272	-£21,540,277	-£23,571,993	-£23,765,022	-£24,247,594	-£27,143,027	-£28,751,600

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,796,721	£13,030,971	£11,044,493	£10,855,777	£10,383,985	£7,553,236	£5,980,598
60% LAR : 40% CIR	5%	£20,686,153	£10,275,674	£8,296,348	£8,108,309	£7,638,210	£4,817,619	£3,250,623
60% LAR : 40% CIR	10%	£17,555,332	£7,499,382	£5,526,604	£5,339,184	£4,870,636	£2,059,346	£487,527
60% LAR : 40% CIR	15%	£14,404,430	£4,702,275	£2,735,446	£2,548,591	£2,081,451	£742,601	-£2,323,493
60% LAR : 40% CIR	20%	£11,223,497	£1,884,534	-£80,942	-£270,134	-£743,114	-£3,580,993	-£5,157,593
60% LAR : 40% CIR	25%	£8,002,849	-£963,667	-£2,950,223	-£3,138,956	-£3,610,790	-£6,450,271	-£8,047,047
60% LAR : 40% CIR	30%	£4,762,349	-£3,858,371	-£5,840,676	-£6,031,189	-£6,509,200	-£9,377,265	-£10,972,402
60% LAR : 40% CIR	35%	£1,502,173	-£6,787,012	-£8,795,842	-£8,986,694	-£9,463,824	-£12,352,637	-£13,967,337
60% LAR : 40% CIR	40%	-£1,779,053	-£9,767,113	-£11,793,369	-£11,987,432	-£12,471,090	-£15,373,035	-£16,985,227
60% LAR : 40% CIR	45%	-£5,120,817	-£12,807,459	-£14,841,174	-£15,034,392	-£15,517,437	-£18,415,709	-£20,025,860
60% LAR : 40% CIR	50%	-£8,521,701	-£15,877,705	-£17,909,422	-£18,102,450	-£18,585,023	-£21,480,455	-£23,089,029

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone B - £1,200 psf

No Units	200	Sales value inflation		Base
Site Area	0.29 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£33,921,104	£23,136,429	£21,149,952	£20,961,235	£20,489,444	£17,658,695	£16,086,056
60% LAR : 40% CIR	5%	£30,598,617	£20,170,160	£18,190,835	£18,002,795	£17,532,696	£14,712,105	£13,145,110
60% LAR : 40% CIR	10%	£27,255,876	£17,182,895	£15,210,117	£15,022,697	£14,554,149	£11,742,859	£10,181,031
60% LAR : 40% CIR	15%	£23,893,056	£14,174,815	£12,207,987	£12,021,131	£11,553,991	£8,751,153	£7,194,020
60% LAR : 40% CIR	20%	£20,510,331	£11,146,101	£9,184,631	£8,998,282	£8,532,411	£5,727,831	£4,151,231
60% LAR : 40% CIR	25%	£17,104,868	£8,096,935	£6,140,234	£5,954,337	£5,484,108	£2,663,107	£1,080,329
60% LAR : 40% CIR	30%	£13,649,967	£5,022,600	£3,040,295	£2,851,965	£2,381,138	-£450,597	-£2,043,967
60% LAR : 40% CIR	35%	£10,175,389	£1,893,573	-£86,364	-£277,216	-£754,346	-£3,617,126	-£5,212,029
60% LAR : 40% CIR	40%	£6,681,313	-£1,274,825	-£3,280,524	-£3,471,078	-£3,947,467	-£6,838,443	-£8,450,634
60% LAR : 40% CIR	45%	£3,156,614	-£4,493,583	-£6,527,297	-£6,720,516	-£7,203,561	-£10,101,832	-£11,711,984
60% LAR : 40% CIR	50%	-£428,501	-£7,784,546	-£9,816,261	-£10,009,289	-£10,491,862	-£13,387,296	-£14,995,869

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,021,390	-£4,763,285	-£6,749,762	-£6,938,479	-£7,410,270	-£10,241,020	-£11,813,554
60% LAR : 40% CIR	5%	£2,698,903	-£7,729,554	-£9,708,880	-£9,896,920	-£10,367,018	-£13,187,609	-£14,754,604
60% LAR : 40% CIR	10%	-£643,836	-£10,716,820	-£12,689,597	-£12,877,017	-£13,345,565	-£16,156,855	-£17,718,683
60% LAR : 40% CIR	15%	-£4,006,659	-£13,724,899	-£15,691,728	-£15,878,583	-£16,345,723	-£19,148,561	-£20,705,694
60% LAR : 40% CIR	20%	-£7,389,384	-£16,753,613	-£18,715,083	-£18,901,432	-£19,367,303	-£22,171,883	-£23,748,484
60% LAR : 40% CIR	25%	-£10,794,846	-£19,802,779	-£21,759,480	-£21,945,377	-£22,415,607	-£25,246,607	-£26,819,386
60% LAR : 40% CIR	30%	-£14,249,747	-£22,877,114	-£24,859,419	-£25,047,750	-£25,518,577	-£28,350,311	-£29,943,681
60% LAR : 40% CIR	35%	-£17,724,325	-£26,006,141	-£27,986,079	-£28,176,930	-£28,654,061	-£31,516,841	-£33,111,744
60% LAR : 40% CIR	40%	-£21,218,401	-£29,174,539	-£31,180,238	-£31,370,793	-£31,847,181	-£34,738,157	-£36,350,349
60% LAR : 40% CIR	45%	-£24,743,100	-£32,393,297	-£34,427,011	-£34,620,230	-£35,103,275	-£38,001,547	-£39,611,699
60% LAR : 40% CIR	50%	-£28,328,215	-£35,684,260	-£37,715,975	-£37,909,004	-£38,391,576	-£41,287,010	-£42,895,583

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,582,247	£6,797,572	£4,811,095	£4,622,378	£4,150,587	£1,319,838	-£252,801
60% LAR : 40% CIR	5%	£14,259,760	£3,831,303	£1,851,977	£1,663,937	£1,193,839	-£1,626,752	-£3,193,747
60% LAR : 40% CIR	10%	£10,917,019	£844,036	-£1,128,740	-£1,316,160	-£1,784,708	-£4,595,998	-£6,157,826
60% LAR : 40% CIR	15%	£7,554,199	-£2,164,842	-£4,130,871	-£4,317,726	-£4,784,866	-£7,587,704	-£9,144,837
60% LAR : 40% CIR	20%	£4,171,473	-£5,192,756	-£7,154,226	-£7,340,575	-£7,806,446	-£10,611,026	-£12,187,628
60% LAR : 40% CIR	25%	£766,011	-£8,241,525	-£10,199,023	-£10,384,920	-£10,854,750	-£13,685,750	-£15,258,528
60% LAR : 40% CIR	30%	-£2,648,880	-£11,316,257	-£13,298,562	-£13,486,892	-£13,957,720	-£16,789,454	-£18,382,824
60% LAR : 40% CIR	35%	-£6,163,468	-£14,445,284	-£16,425,221	-£16,616,073	-£17,093,203	-£19,955,983	-£21,550,886
60% LAR : 40% CIR	40%	-£9,657,544	-£17,613,682	-£19,619,381	-£19,809,936	-£20,286,324	-£23,177,300	-£24,789,491
60% LAR : 40% CIR	45%	-£13,182,243	-£20,832,440	-£22,866,154	-£23,059,373	-£23,542,418	-£26,440,690	-£26,050,842
60% LAR : 40% CIR	50%	-£16,767,358	-£24,123,403	-£26,155,118	-£26,348,147	-£26,830,719	-£29,726,153	-£31,334,726

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,372,532	£11,587,858	£9,601,380	£9,412,664	£8,940,873	£6,110,123	£4,537,485
60% LAR : 40% CIR	5%	£19,050,045	£8,621,589	£6,642,263	£6,454,223	£5,984,125	£3,163,534	£1,596,539
60% LAR : 40% CIR	10%	£15,707,305	£5,634,323	£3,661,546	£3,474,126	£3,005,578	£194,288	-£1,367,540
60% LAR : 40% CIR	15%	£12,344,484	£2,626,243	£659,415	£472,560	£5,420	-£2,787,619	-£4,354,552
60% LAR : 40% CIR	20%	£8,961,759	-£402,471	-£2,363,940	-£2,550,289	-£3,016,160	-£5,820,740	-£7,397,341
60% LAR : 40% CIR	25%	£5,556,297	-£3,491,636	-£5,408,337	-£5,594,234	-£6,064,464	-£8,895,464	-£10,468,243
60% LAR : 40% CIR	30%	£2,101,396	-£6,525,971	-£8,508,276	-£8,696,607	-£9,167,434	-£11,999,168	-£13,592,538
60% LAR : 40% CIR	35%	-£1,373,182	-£9,854,998	-£11,834,936	-£11,825,788	-£12,302,918	-£15,165,698	-£16,760,601
60% LAR : 40% CIR	40%	-£4,867,258	-£12,823,397	-£14,829,095	-£15,019,650	-£15,496,038	-£18,387,014	-£19,999,206
60% LAR : 40% CIR	45%	-£8,391,957	-£16,042,154	-£16,076,869	-£18,269,087	-£18,752,132	-£21,650,404	-£23,260,556
60% LAR : 40% CIR	50%	-£11,977,072	-£19,333,117	-£21,364,832	-£21,557,861	-£22,040,433	-£24,935,867	-£26,544,441

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,035,104	£17,250,429	£15,263,952	£15,075,235	£14,603,444	£11,772,695	£10,200,056
60% LAR : 40% CIR	5%	£24,712,617	£14,284,160	£12,304,835	£12,116,795	£11,646,696	£8,826,105	£7,259,110
60% LAR : 40% CIR	10%	£21,369,876	£11,296,895	£9,324,117	£9,136,697	£8,668,149	£5,856,859	£4,295,031
60% LAR : 40% CIR	15%	£18,007,056	£8,288,815	£6,321,987	£6,135,131	£5,667,991	£2,865,153	£1,308,020
60% LAR : 40% CIR	20%	£14,624,331	£5,260,101	£3,298,631	£3,112,282	£2,646,411	-£158,169	-£1,734,769
60% LAR : 40% CIR	25%	£11,218,868	£2,210,935	£254,234	£68,337	-£401,892	-£3,232,893	-£4,805,671
60% LAR : 40% CIR	30%	£7,763,967	-£863,400	-£2,845,705	-£3,034,035	-£3,504,862	-£6,336,597	-£7,929,967
60% LAR : 40% CIR	35%	£4,289,389	-£3,992,427	-£5,972,364	-£6,163,216	-£6,640,346	-£9,503,126	-£11,098,029
60% LAR : 40% CIR	40%	£795,313	-£7,160,825	-£9,166,524	-£9,357,079	-£9,833,467	-£12,724,443	-£14,336,634
60% LAR : 40% CIR	45%	-£2,729,386	-£10,379,583	-£12,413,297	-£12,606,516	-£13,089,561	-£15,987,832	-£17,597,984
60% LAR : 40% CIR	50%	-£6,314,501	-£13,670,546	-£15,702,261	-£15,895,289	-£16,377,862	-£19,273,296	-£20,881,869

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone B - £1,250 psf
No Units	200	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£38,159,486	£27,308,874	£25,352,252	£25,166,371	£24,701,670	£21,878,154	£20,305,516
60% LAR : 40% CIR	5%	£34,625,080	£24,159,927	£22,199,320	£22,011,281	£21,541,183	£18,720,591	£17,153,596
60% LAR : 40% CIR	10%	£31,070,419	£20,980,409	£19,007,630	£18,820,211	£18,351,862	£15,540,372	£13,978,544
60% LAR : 40% CIR	15%	£27,495,680	£17,761,355	£15,794,528	£15,607,672	£15,140,532	£12,337,693	£10,780,560
60% LAR : 40% CIR	20%	£23,901,037	£14,521,668	£12,560,198	£12,373,849	£11,907,978	£9,112,749	£7,559,843
60% LAR : 40% CIR	25%	£20,286,663	£11,261,529	£9,304,829	£9,118,932	£8,654,189	£5,862,004	£4,289,226
60% LAR : 40% CIR	30%	£16,651,585	£7,981,119	£6,028,606	£5,843,106	£5,376,109	£2,551,146	£981,722
60% LAR : 40% CIR	35%	£12,962,605	£4,674,617	£2,695,979	£2,507,994	£2,038,035	-£793,648	-£2,384,082
60% LAR : 40% CIR	40%	£9,254,128	£1,311,452	-£674,236	-£864,791	-£1,341,180	-£4,199,512	-£5,802,042
60% LAR : 40% CIR	45%	£5,526,330	-£2,103,353	-£4,106,504	-£4,296,818	-£4,775,684	-£7,673,957	-£9,284,108
60% LAR : 40% CIR	50%	£1,751,967	-£5,577,385	-£7,609,101	-£7,802,130	-£8,284,702	-£11,180,135	-£12,788,708

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,259,772	-£390,840	-£2,547,463	-£2,733,343	-£3,198,044	-£6,021,560	-£7,594,198
60% LAR : 40% CIR	5%	£6,725,366	-£3,739,787	-£5,700,394	-£5,888,433	-£6,358,531	-£9,179,123	-£10,746,118
60% LAR : 40% CIR	10%	£3,170,705	-£6,919,306	-£8,902,084	-£9,079,503	-£9,548,082	-£12,369,342	-£13,921,170
60% LAR : 40% CIR	15%	-£404,034	-£10,136,359	-£12,105,187	-£12,292,043	-£12,759,183	-£15,562,021	-£17,119,154
60% LAR : 40% CIR	20%	-£3,998,677	-£13,378,046	-£15,339,516	-£15,525,865	-£15,991,736	-£18,786,966	-£20,339,871
60% LAR : 40% CIR	25%	-£7,613,052	-£16,638,185	-£18,594,885	-£18,780,783	-£19,245,525	-£22,037,710	-£23,610,489
60% LAR : 40% CIR	30%	-£11,248,129	-£19,918,595	-£21,877,108	-£22,056,609	-£22,523,606	-£25,348,568	-£26,917,992
60% LAR : 40% CIR	35%	-£14,937,109	-£23,225,097	-£25,203,736	-£25,391,720	-£25,861,679	-£28,693,362	-£30,283,796
60% LAR : 40% CIR	40%	-£18,645,586	-£26,588,262	-£28,573,950	-£28,764,506	-£29,240,894	-£32,099,227	-£33,701,156
60% LAR : 40% CIR	45%	-£22,373,384	-£30,003,067	-£32,006,218	-£32,196,532	-£32,675,398	-£35,573,671	-£37,183,822
60% LAR : 40% CIR	50%	-£26,147,747	-£33,477,099	-£35,508,815	-£35,701,844	-£36,184,416	-£39,079,849	-£40,688,423

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,820,629	£10,970,017	£9,013,394	£8,827,514	£8,362,813	£5,539,297	£3,966,659
60% LAR : 40% CIR	5%	£18,286,223	£7,821,070	£5,860,463	£5,672,424	£5,202,326	£2,381,734	£814,739
60% LAR : 40% CIR	10%	£14,731,562	£4,641,552	£2,668,773	£2,481,354	£2,012,805	-£786,485	-£2,360,313
60% LAR : 40% CIR	15%	£11,156,823	£1,422,498	-£544,329	-£731,186	-£1,198,326	-£4,001,164	-£5,558,297
60% LAR : 40% CIR	20%	£7,562,180	-£1,817,189	-£3,778,659	-£3,965,008	-£4,430,879	-£7,226,109	-£8,779,014
60% LAR : 40% CIR	25%	£3,947,805	-£5,077,328	-£7,034,028	-£7,219,926	-£7,684,668	-£10,476,853	-£12,049,631
60% LAR : 40% CIR	30%	£312,728	-£8,357,736	-£10,310,251	-£10,495,752	-£10,962,748	-£13,787,711	-£15,357,135
60% LAR : 40% CIR	35%	-£3,376,252	-£11,664,240	-£13,642,878	-£13,830,863	-£14,300,822	-£17,132,505	-£18,722,939
60% LAR : 40% CIR	40%	-£7,084,729	-£15,027,405	-£17,013,093	-£17,203,649	-£17,680,037	-£20,538,370	-£22,140,299
60% LAR : 40% CIR	45%	-£10,812,527	-£18,442,210	-£20,445,361	-£20,635,675	-£21,114,541	-£24,012,814	-£25,622,965
60% LAR : 40% CIR	50%	-£14,586,890	-£21,916,242	-£23,947,958	-£24,140,987	-£24,623,559	-£27,518,992	-£29,127,565

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,610,915	£15,760,303	£13,803,680	£13,617,800	£13,153,098	£10,329,583	£8,756,945
60% LAR : 40% CIR	5%	£23,076,509	£12,611,356	£10,650,749	£10,462,710	£9,992,611	£7,172,020	£5,605,025
60% LAR : 40% CIR	10%	£19,521,848	£9,431,837	£7,459,059	£7,271,640	£6,803,091	£3,991,801	£2,429,973
60% LAR : 40% CIR	15%	£15,947,109	£6,212,784	£4,245,956	£4,059,100	£3,591,960	£789,122	-£768,011
60% LAR : 40% CIR	20%	£12,352,466	£2,973,097	£1,011,627	£825,278	£359,407	-£2,435,823	-£3,988,728
60% LAR : 40% CIR	25%	£8,738,091	-£267,042	-£2,243,743	-£2,429,640	-£2,894,382	-£5,686,567	-£7,259,346
60% LAR : 40% CIR	30%	£5,103,014	-£3,567,452	-£5,519,965	-£5,705,466	-£6,172,463	-£8,997,425	-£10,566,849
60% LAR : 40% CIR	35%	£1,414,034	-£6,873,954	-£8,852,593	-£9,040,577	-£9,510,536	-£12,342,220	-£13,932,653
60% LAR : 40% CIR	40%	-£2,294,443	-£10,237,119	-£12,222,807	-£12,413,363	-£12,889,752	-£15,748,084	-£17,350,013
60% LAR : 40% CIR	45%	-£6,022,241	-£13,651,924	-£15,655,075	-£15,845,389	-£16,324,256	-£19,222,529	-£20,832,679
60% LAR : 40% CIR	50%	-£9,796,604	-£17,125,956	-£19,157,673	-£19,350,701	-£19,833,273	-£22,728,706	-£24,337,280

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,273,486	£21,422,874	£19,466,252	£19,280,371	£18,815,670	£15,992,154	£14,419,516
60% LAR : 40% CIR	5%	£28,739,080	£18,273,927	£16,313,320	£16,125,281	£15,655,183	£12,834,591	£11,267,596
60% LAR : 40% CIR	10%	£25,184,419	£15,094,409	£13,121,630	£12,934,211	£12,465,662	£9,654,372	£8,092,544
60% LAR : 40% CIR	15%	£21,609,680	£11,875,355	£9,908,528	£9,721,672	£9,254,532	£6,451,693	£4,894,560
60% LAR : 40% CIR	20%	£18,015,037	£8,635,668	£6,674,198	£6,487,849	£6,021,978	£3,226,749	£1,673,843
60% LAR : 40% CIR	25%	£14,400,663	£5,375,529	£3,418,829	£3,232,932	£2,768,189	£23,996	-£1,598,774
60% LAR : 40% CIR	30%	£10,765,585	£2,095,119	£142,606	-£42,894	-£509,891	-£3,334,854	-£4,904,278
60% LAR : 40% CIR	35%	£7,076,605	-£1,211,383	-£3,190,021	-£3,378,006	-£3,847,965	-£6,679,648	-£8,270,082
60% LAR : 40% CIR	40%	£3,368,128	-£4,574,548	-£6,580,236	-£6,770,791	-£7,247,180	-£10,065,512	-£11,688,040
60% LAR : 40% CIR	45%	-£358,870	-£7,989,353	-£9,992,504	-£10,182,818	-£10,661,684	-£13,559,957	-£15,170,108
60% LAR : 40% CIR	50%	-£4,134,033	-£11,463,385	-£13,495,101	-£13,688,130	-£14,170,702	-£17,066,135	-£18,674,708

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	

Value Area	**Zone B - £1,300 psf**

No Units	**200**
Site Area	**0.29 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£42,392,130	£31,479,485	£29,522,861	£29,336,981	£28,872,280	£26,084,074	£24,524,975
60% LAR : 40% CIR	5%	£36,651,543	£28,122,007	£26,172,428	£25,987,214	£25,524,181	£22,729,077	£21,162,082
60% LAR : 40% CIR	10%	£34,884,964	£24,743,849	£22,800,720	£22,616,117	£22,149,176	£19,337,885	£17,776,057
60% LAR : 40% CIR	15%	£31,098,305	£21,345,190	£19,381,068	£19,194,212	£18,727,072	£15,924,233	£14,367,101
60% LAR : 40% CIR	20%	£27,291,742	£17,897,236	£15,935,766	£15,749,417	£15,283,546	£12,488,316	£10,935,411
60% LAR : 40% CIR	25%	£23,465,450	£14,426,123	£12,469,423	£12,283,526	£11,818,783	£9,030,330	£7,481,189
60% LAR : 40% CIR	30%	£19,619,602	£10,934,740	£8,982,227	£8,796,727	£8,332,976	£5,546,117	£3,976,694
60% LAR : 40% CIR	35%	£15,749,822	£7,423,267	£5,474,365	£5,289,039	£4,819,079	£1,999,324	£432,793
60% LAR : 40% CIR	40%	£11,826,944	£3,878,570	£1,903,015	£1,715,324	£1,246,094	-£1,593,224	-£3,181,187
60% LAR : 40% CIR	45%	£7,884,744	£281,449	-£1,717,407	-£1,907,721	-£2,383,506	-£5,246,080	-£6,856,231
60% LAR : 40% CIR	50%	£3,923,401	-£3,386,410	-£5,401,940	-£5,594,969	-£6,077,541	-£8,972,974	-£10,581,549

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,492,416	£3,579,770	£1,623,147	£1,437,267	£972,566	-£1,816,841	-£3,374,740
60% LAR : 40% CIR	5%	£10,751,829	£222,293	-£1,727,286	-£1,912,900	-£2,375,533	-£5,170,637	-£6,737,632
60% LAR : 40% CIR	10%	£6,985,250	-£3,150,865	-£5,098,994	-£5,283,507	-£5,750,539	-£8,561,829	-£10,123,657
60% LAR : 40% CIR	15%	£3,198,591	-£6,554,524	-£8,518,646	-£8,705,503	-£9,172,642	-£11,975,481	-£13,532,613
60% LAR : 40% CIR	20%	-£607,972	-£10,002,479	-£11,963,949	-£12,150,288	-£12,616,169	-£15,411,398	-£16,964,303
60% LAR : 40% CIR	25%	-£4,434,264	-£13,473,591	-£15,430,291	-£15,616,188	-£16,080,931	-£18,869,384	-£20,418,526
60% LAR : 40% CIR	30%	-£8,280,112	-£16,964,974	-£18,917,487	-£19,102,987	-£19,566,738	-£22,353,597	-£23,903,021
60% LAR : 40% CIR	35%	-£12,149,893	-£20,476,447	-£22,425,349	-£22,610,676	-£23,080,635	-£25,900,390	-£27,466,922
60% LAR : 40% CIR	40%	-£16,072,771	-£24,021,144	-£25,999,699	-£26,184,390	-£26,653,620	-£29,492,939	-£31,080,901
60% LAR : 40% CIR	45%	-£20,014,970	-£27,618,265	-£29,617,121	-£29,807,435	-£30,283,221	-£33,145,795	-£34,755,945
60% LAR : 40% CIR	50%	-£23,976,313	-£31,286,125	-£33,301,655	-£33,494,683	-£33,977,255	-£36,872,688	-£38,481,263

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,053,273	£15,140,628	£13,184,004	£12,998,124	£12,533,423	£9,745,217	£8,186,118
60% LAR : 40% CIR	5%	£22,312,686	£11,783,150	£9,833,571	£9,648,357	£9,185,324	£6,390,220	£4,823,225
60% LAR : 40% CIR	10%	£18,546,107	£8,404,992	£6,481,863	£6,277,260	£5,810,319	£2,999,028	£1,437,200
60% LAR : 40% CIR	15%	£14,759,448	£5,006,333	£3,042,211	£2,855,355	£2,388,215	-£414,624	-£1,971,756
60% LAR : 40% CIR	20%	£10,952,885	£1,558,378	-£403,092	-£589,440	-£1,055,312	-£3,850,541	-£5,403,446
60% LAR : 40% CIR	25%	£7,126,593	-£1,912,734	-£3,869,434	-£4,055,331	-£4,520,074	-£7,309,527	-£8,857,669
60% LAR : 40% CIR	30%	£3,280,745	-£5,404,117	-£7,356,630	-£7,542,130	-£8,005,881	-£10,792,740	-£12,342,164
60% LAR : 40% CIR	35%	-£589,035	-£9,915,590	-£10,864,492	-£11,049,818	-£11,519,778	-£14,339,533	-£15,906,065
60% LAR : 40% CIR	40%	-£4,511,914	-£12,460,287	-£14,438,842	-£14,623,533	-£15,092,763	-£17,932,082	-£19,520,044
60% LAR : 40% CIR	45%	-£8,454,113	-£16,057,408	-£16,056,264	-£18,246,578	-£18,722,364	-£21,584,937	-£23,195,088
60% LAR : 40% CIR	50%	-£12,415,456	-£19,725,267	-£21,740,797	-£21,933,826	-£22,416,398	-£25,311,831	-£26,920,406

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,843,558	£19,930,913	£17,974,289	£17,788,410	£17,323,709	£14,535,502	£12,976,403
60% LAR : 40% CIR	5%	£27,102,971	£16,573,436	£14,623,857	£14,438,643	£13,975,610	£11,180,506	£9,613,510
60% LAR : 40% CIR	10%	£23,336,392	£13,195,278	£11,252,148	£11,067,546	£10,600,605	£7,789,314	£6,227,486
60% LAR : 40% CIR	15%	£19,549,734	£9,796,618	£7,832,496	£7,645,640	£7,178,500	£4,375,662	£2,818,530
60% LAR : 40% CIR	20%	£15,743,171	£6,348,664	£4,387,194	£4,200,845	£3,734,974	£939,744	-£613,161
60% LAR : 40% CIR	25%	£11,916,878	£2,877,552	£920,852	£734,955	£270,212	-£2,518,241	-£4,067,383
60% LAR : 40% CIR	30%	£8,071,030	-£913,831	-£2,866,344	-£2,751,844	-£3,215,595	-£6,002,454	-£7,551,878
60% LAR : 40% CIR	35%	£4,201,250	-£4,125,304	-£6,074,207	-£6,259,533	-£6,729,492	-£9,549,247	-£11,115,779
60% LAR : 40% CIR	40%	£278,372	-£7,670,002	-£9,645,556	-£9,830,247	-£10,302,477	-£13,141,796	-£14,729,758
60% LAR : 40% CIR	45%	-£3,693,827	-£11,267,122	-£13,265,978	-£13,456,292	-£13,932,078	-£16,794,652	-£18,404,803
60% LAR : 40% CIR	50%	-£7,625,170	-£14,934,982	-£16,950,512	-£17,143,540	-£17,626,113	-£20,521,545	-£22,130,120

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£36,506,130	£25,593,485	£23,636,861	£23,450,981	£22,986,280	£20,198,074	£18,638,975
60% LAR : 40% CIR	5%	£32,765,543	£22,236,007	£20,286,428	£20,101,214	£19,638,181	£16,843,077	£15,276,082
60% LAR : 40% CIR	10%	£28,998,964	£18,857,849	£16,914,720	£16,730,117	£16,263,176	£13,451,885	£11,890,057
60% LAR : 40% CIR	15%	£25,212,305	£15,459,190	£13,495,068	£13,308,212	£12,841,072	£10,038,233	£8,481,101
60% LAR : 40% CIR	20%	£21,405,742	£12,011,236	£10,049,766	£9,863,417	£9,397,546	£6,602,316	£5,049,411
60% LAR : 40% CIR	25%	£17,579,450	£8,540,123	£6,583,423	£6,397,526	£5,932,783	£3,144,330	£1,595,189
60% LAR : 40% CIR	30%	£13,733,602	£5,048,740	£3,096,227	£2,910,727	£2,446,976	£159,885	-£1,909,306
60% LAR : 40% CIR	35%	£9,863,822	£1,537,267	-£411,635	-£596,961	-£1,066,921	-£3,886,676	-£5,453,207
60% LAR : 40% CIR	40%	£5,940,944	-£2,007,480	-£3,982,985	-£4,170,676	-£4,639,906	-£7,479,224	-£9,067,187
60% LAR : 40% CIR	45%	£1,998,744	-£5,604,551	-£7,603,407	-£7,793,721	-£8,269,506	-£11,132,080	-£12,742,231
60% LAR : 40% CIR	50%	-£1,962,599	-£9,272,410	-£11,287,940	-£11,480,969	-£11,963,541	-£14,858,974	-£16,467,549

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone B - £900 psf
No Units	575	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£42,457,414	£14,350,763	£9,757,237	£9,321,153	£8,230,944	£1,689,693	-£1,974,003
60% LAR : 40% CIR	5%	£36,727,472	£9,566,123	£4,963,994	£4,529,641	£3,443,759	-£3,118,402	-£6,828,912
60% LAR : 40% CIR	10%	£30,949,317	£4,704,241	£119,004	-£318,538	-£1,416,932	-£8,059,310	-£11,768,495
60% LAR : 40% CIR	15%	£25,123,419	-£210,659	-£4,861,318	-£5,304,910	-£6,413,893	-£13,067,786	-£16,767,351
60% LAR : 40% CIR	20%	£19,250,247	-£5,264,308	-£9,949,904	-£10,392,122	-£11,497,663	-£18,163,112	-£21,899,186
60% LAR : 40% CIR	25%	£13,287,831	-£10,417,684	-£15,090,682	-£15,537,749	-£16,655,418	-£23,361,429	-£27,116,258
60% LAR : 40% CIR	30%	£7,268,574	-£15,639,033	-£20,364,191	-£20,810,129	-£21,924,975	-£28,685,783	-£32,456,005
60% LAR : 40% CIR	35%	£1,177,992	-£20,974,373	-£25,738,451	-£26,189,865	-£27,318,400	-£34,089,612	-£37,851,396
60% LAR : 40% CIR	40%	-£5,078,439	-£26,438,558	-£31,212,553	-£31,663,087	-£32,789,420	-£39,547,417	-£43,301,861
60% LAR : 40% CIR	45%	-£11,466,876	-£31,971,540	-£36,737,665	-£37,187,447	-£38,311,903	-£45,058,641	-£48,806,828
60% LAR : 40% CIR	50%	-£17,989,194	-£37,553,625	-£42,313,250	-£42,762,411	-£43,885,312	-£50,622,723	-£54,365,728

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£268,280,461	-£266,380,112	-£270,983,638	-£271,419,725	-£272,509,931	-£279,051,182	-£282,714,878
60% LAR : 40% CIR	5%	-£244,013,403	-£271,174,752	-£275,776,881	-£276,211,234	-£277,297,116	-£283,859,277	-£287,569,787
60% LAR : 40% CIR	10%	-£249,791,558	-£276,036,634	-£280,821,471	-£281,059,413	-£282,157,807	-£288,800,185	-£292,509,370
60% LAR : 40% CIR	15%	-£255,617,456	-£280,951,534	-£285,802,193	-£286,045,785	-£287,154,768	-£293,808,661	-£297,508,226
60% LAR : 40% CIR	20%	-£261,490,628	-£286,005,183	-£290,690,779	-£291,132,997	-£292,238,538	-£298,903,987	-£302,640,061
60% LAR : 40% CIR	25%	-£267,453,044	-£291,158,559	-£295,831,557	-£296,276,624	-£297,396,293	-£304,102,304	-£307,857,133
60% LAR : 40% CIR	30%	-£273,472,301	-£296,379,908	-£301,105,066	-£301,551,004	-£302,665,650	-£309,426,658	-£313,196,880
60% LAR : 40% CIR	35%	-£279,562,883	-£301,715,248	-£306,479,326	-£306,930,740	-£308,059,275	-£314,830,487	-£318,592,271
60% LAR : 40% CIR	40%	-£285,819,314	-£307,179,433	-£311,953,428	-£312,403,962	-£313,530,295	-£320,288,292	-£324,042,736
60% LAR : 40% CIR	45%	-£292,207,751	-£312,712,415	-£317,478,540	-£317,928,322	-£319,052,778	-£325,799,516	-£329,547,703
60% LAR : 40% CIR	50%	-£298,730,069	-£318,294,500	-£323,054,125	-£323,503,286	-£324,626,187	-£331,363,598	-£335,106,603

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£121,952,336	-£150,058,957	-£154,652,513	-£155,088,557	-£156,178,806	-£162,720,057	-£166,383,753
60% LAR : 40% CIR	5%	-£127,682,278	-£154,843,627	-£159,445,756	-£159,880,109	-£160,965,991	-£167,528,152	-£171,238,662
60% LAR : 40% CIR	10%	-£133,460,433	-£159,705,509	-£164,490,346	-£164,728,288	-£165,826,682	-£172,469,060	-£176,178,245
60% LAR : 40% CIR	15%	-£139,286,331	-£164,620,409	-£169,471,068	-£169,714,660	-£170,823,643	-£177,477,536	-£181,177,101
60% LAR : 40% CIR	20%	-£145,159,503	-£169,674,058	-£174,359,654	-£174,801,872	-£175,907,413	-£182,572,862	-£186,308,936
60% LAR : 40% CIR	25%	-£151,121,919	-£174,827,434	-£179,500,432	-£179,945,499	-£181,065,168	-£187,771,179	-£191,526,008
60% LAR : 40% CIR	30%	-£157,141,176	-£180,048,783	-£184,773,941	-£185,219,879	-£186,334,525	-£193,095,533	-£196,865,755
60% LAR : 40% CIR	35%	-£163,231,758	-£185,384,123	-£190,148,201	-£190,599,615	-£191,728,150	-£198,499,362	-£202,261,146
60% LAR : 40% CIR	40%	-£169,488,189	-£190,848,308	-£195,622,303	-£196,072,837	-£197,199,170	-£203,957,167	-£207,711,611
60% LAR : 40% CIR	45%	-£175,876,626	-£196,381,290	-£201,147,415	-£201,597,197	-£202,721,653	-£209,468,391	-£213,216,578
60% LAR : 40% CIR	50%	-£182,398,944	-£201,963,375	-£206,723,000	-£207,172,161	-£208,295,062	-£215,032,473	-£218,775,478

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£74,750,585	-£101,850,137	-£106,441,257	-£106,880,347	-£107,976,558	-£114,517,807	-£118,181,503
60% LAR : 40% CIR	5%	-£79,480,028	-£106,641,377	-£111,243,506	-£111,677,859	-£112,763,741	-£119,325,902	-£123,036,412
60% LAR : 40% CIR	10%	-£85,258,183	-£111,503,259	-£116,288,096	-£116,526,038	-£117,624,432	-£124,266,810	-£127,975,995
60% LAR : 40% CIR	15%	-£91,084,081	-£116,418,159	-£121,268,818	-£121,512,410	-£122,621,393	-£129,275,286	-£132,974,851
60% LAR : 40% CIR	20%	-£96,957,253	-£121,471,808	-£126,157,404	-£126,599,622	-£127,705,163	-£134,370,612	-£138,106,686
60% LAR : 40% CIR	25%	-£102,919,669	-£126,625,184	-£131,298,182	-£131,745,249	-£132,862,918	-£139,568,929	-£143,323,758
60% LAR : 40% CIR	30%	-£108,938,926	-£131,846,533	-£136,571,691	-£137,017,629	-£138,132,275	-£144,893,283	-£148,663,505
60% LAR : 40% CIR	35%	-£115,029,508	-£137,181,873	-£141,945,951	-£142,397,365	-£143,525,900	-£150,297,112	-£154,058,896
60% LAR : 40% CIR	40%	-£121,285,939	-£142,646,058	-£147,420,053	-£147,870,587	-£148,996,920	-£155,754,917	-£159,509,361
60% LAR : 40% CIR	45%	-£127,674,376	-£148,179,040	-£152,945,165	-£153,394,947	-£154,519,403	-£161,266,141	-£165,014,328
60% LAR : 40% CIR	50%	-£134,196,694	-£153,761,125	-£158,520,750	-£158,969,911	-£160,092,812	-£166,830,223	-£170,573,228

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,170,401	-£44,877,112	-£49,470,638	-£49,905,725	-£50,995,931	-£57,538,182	-£61,201,878
60% LAR : 40% CIR	5%	-£22,500,403	-£49,661,752	-£54,263,881	-£54,698,234	-£55,784,116	-£62,346,277	-£66,056,787
60% LAR : 40% CIR	10%	-£29,278,558	-£54,523,634	-£59,308,471	-£59,546,413	-£60,644,807	-£67,287,185	-£70,996,370
60% LAR : 40% CIR	15%	-£34,104,456	-£59,438,534	-£64,289,193	-£64,532,785	-£65,641,768	-£72,295,661	-£75,995,226
60% LAR : 40% CIR	20%	-£39,977,628	-£64,492,183	-£69,177,779	-£69,619,997	-£70,725,538	-£77,390,987	-£81,127,061
60% LAR : 40% CIR	25%	-£45,940,044	-£69,645,559	-£74,318,557	-£74,763,624	-£75,883,293	-£82,589,304	-£86,344,133
60% LAR : 40% CIR	30%	-£51,959,301	-£74,866,908	-£79,592,066	-£80,038,004	-£81,152,650	-£87,913,658	-£91,683,880
60% LAR : 40% CIR	35%	-£58,049,883	-£80,202,248	-£84,966,326	-£85,417,740	-£86,546,275	-£93,317,487	-£97,079,271
60% LAR : 40% CIR	40%	-£64,306,314	-£85,666,433	-£90,440,428	-£90,890,962	-£92,017,295	-£98,775,292	-£102,529,736
60% LAR : 40% CIR	45%	-£70,694,751	-£91,199,415	-£95,965,540	-£96,415,322	-£97,539,778	-£104,286,516	-£108,034,703
60% LAR : 40% CIR	50%	-£77,217,069	-£96,781,500	-£101,541,125	-£101,990,286	-£103,113,187	-£109,850,598	-£113,593,603

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone B - £950 psf
No Units	575	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£53,816,963	£25,733,373	£21,169,139	£20,738,360	£19,661,411	£13,199,713	£9,574,416
60% LAR : 40% CIR	5%	£47,555,591	£20,402,078	£15,855,919	£15,426,850	£14,354,174	£7,871,280	£4,251,671
60% LAR : 40% CIR	10%	£41,246,516	£15,021,053	£10,485,882	£10,053,127	£8,971,240	£2,479,921	-£1,143,553
60% LAR : 40% CIR	15%	£34,855,831	£9,583,447	£5,013,711	£4,582,424	£3,504,206	-£3,010,341	-£6,688,751
60% LAR : 40% CIR	20%	£28,410,163	£4,046,415	-£516,966	-£953,476	-£2,044,749	-£8,647,956	-£12,333,095
60% LAR : 40% CIR	25%	£21,917,693	-£1,562,975	-£6,199,885	-£6,640,858	-£7,743,289	-£14,357,876	-£18,061,359
60% LAR : 40% CIR	30%	£15,365,877	-£7,323,233	-£11,983,972	-£12,423,830	-£13,523,478	-£20,190,128	-£23,906,280
60% LAR : 40% CIR	35%	£8,721,850	-£13,168,308	-£17,866,814	-£18,311,754	-£19,424,105	-£26,136,038	-£29,897,822
60% LAR : 40% CIR	40%	£2,021,444	-£19,138,631	-£23,870,792	-£24,321,326	-£25,447,659	-£32,205,656	-£35,960,100
60% LAR : 40% CIR	45%	-£4,863,047	-£25,241,592	-£30,007,717	-£30,457,499	-£31,581,956	-£38,328,693	-£42,076,880
60% LAR : 40% CIR	50%	-£11,896,827	-£31,435,490	-£36,195,116	-£36,644,276	-£37,767,179	-£44,504,588	-£48,247,594

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£226,823,912	-£255,607,502	-£259,571,736	-£260,002,515	-£261,079,464	-£267,541,162	-£271,186,439
60% LAR : 40% CIR	5%	-£233,185,284	-£260,338,797	-£264,884,956	-£265,314,025	-£266,386,701	-£272,869,595	-£276,489,204
60% LAR : 40% CIR	10%	-£239,494,359	-£265,719,822	-£270,254,983	-£270,687,748	-£271,760,835	-£278,280,954	-£281,884,426
60% LAR : 40% CIR	15%	-£245,885,044	-£271,157,428	-£275,727,164	-£276,158,451	-£277,230,669	-£283,751,216	-£287,429,626
60% LAR : 40% CIR	20%	-£252,330,712	-£276,894,460	-£281,257,841	-£281,694,351	-£282,785,624	-£289,388,831	-£293,073,970
60% LAR : 40% CIR	25%	-£258,823,182	-£282,303,850	-£286,940,760	-£287,381,733	-£288,484,164	-£295,086,151	-£298,802,234
60% LAR : 40% CIR	30%	-£265,374,998	-£288,064,108	-£292,724,847	-£293,164,705	-£294,264,353	-£300,931,003	-£304,647,155
60% LAR : 40% CIR	35%	-£272,019,025	-£293,909,183	-£298,607,689	-£299,052,629	-£300,164,980	-£306,876,913	-£310,638,697
60% LAR : 40% CIR	40%	-£278,719,431	-£299,879,506	-£304,611,667	-£305,062,201	-£306,188,534	-£312,946,531	-£316,700,975
60% LAR : 40% CIR	45%	-£285,603,922	-£305,982,467	-£310,748,592	-£311,198,374	-£312,322,831	-£319,069,568	-£322,817,755
60% LAR : 40% CIR	50%	-£292,637,702	-£312,176,365	-£316,935,991	-£317,385,151	-£318,508,054	-£325,245,463	-£328,988,469

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£110,882,797	-£138,676,371	-£143,240,611	-£143,671,390	-£144,748,339	-£151,210,037	-£154,835,334
60% LAR : 40% CIR	5%	-£116,854,159	-£144,007,672	-£148,553,831	-£148,982,900	-£150,055,576	-£156,538,470	-£160,158,079
60% LAR : 40% CIR	10%	-£123,163,234	-£149,388,697	-£153,923,858	-£154,356,623	-£155,429,710	-£161,949,829	-£165,553,301
60% LAR : 40% CIR	15%	-£129,553,919	-£154,826,303	-£159,396,039	-£159,827,326	-£160,899,544	-£167,420,091	-£171,098,501
60% LAR : 40% CIR	20%	-£135,999,587	-£160,363,335	-£164,926,716	-£165,363,226	-£166,454,499	-£173,057,706	-£176,742,845
60% LAR : 40% CIR	25%	-£142,492,057	-£165,972,725	-£170,609,635	-£171,050,608	-£172,153,039	-£178,755,026	-£182,471,109
60% LAR : 40% CIR	30%	-£149,043,873	-£171,732,983	-£176,393,722	-£176,833,580	-£177,933,228	-£184,599,878	-£188,316,030
60% LAR : 40% CIR	35%	-£155,687,900	-£177,578,058	-£182,276,564	-£182,721,504	-£183,833,855	-£190,545,788	-£194,307,572
60% LAR : 40% CIR	40%	-£162,388,306	-£183,548,381	-£188,280,542	-£188,731,076	-£189,857,409	-£196,615,406	-£200,369,850
60% LAR : 40% CIR	45%	-£169,272,797	-£189,651,342	-£194,417,467	-£194,867,249	-£195,991,706	-£202,738,443	-£206,486,630
60% LAR : 40% CIR	50%	-£176,306,577	-£195,845,240	-£200,604,866	-£201,054,026	-£202,176,929	-£208,914,338	-£212,657,344

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£67,769,027	-£90,474,157	-£93,036,351	-£93,466,140	-£94,545,089	-£100,997,787	-£104,633,084
60% LAR : 40% CIR	5%	-£68,651,909	-£95,805,422	-£100,351,581	-£100,780,650	-£101,853,326	-£108,336,220	-£111,955,829
60% LAR : 40% CIR	10%	-£74,960,984	-£101,186,447	-£105,721,608	-£106,154,373	-£107,226,260	-£113,727,579	-£117,351,051
60% LAR : 40% CIR	15%	-£81,351,669	-£106,624,053	-£111,193,789	-£111,625,076	-£112,697,294	-£119,217,841	-£122,896,251
60% LAR : 40% CIR	20%	-£87,797,337	-£112,161,085	-£116,724,466	-£117,160,976	-£118,252,249	-£124,855,456	-£128,540,595
60% LAR : 40% CIR	25%	-£94,289,807	-£117,770,475	-£122,407,385	-£122,848,358	-£123,950,789	-£130,552,776	-£134,268,859
60% LAR : 40% CIR	30%	-£100,841,623	-£123,530,733	-£128,191,472	-£128,631,330	-£129,730,978	-£136,397,628	-£140,113,780
60% LAR : 40% CIR	35%	-£107,485,650	-£129,375,808	-£134,074,314	-£134,519,254	-£135,631,605	-£142,343,538	-£146,105,322
60% LAR : 40% CIR	40%	-£114,186,056	-£135,346,131	-£140,078,292	-£140,528,826	-£141,655,159	-£148,413,156	-£152,167,600
60% LAR : 40% CIR	45%	-£121,070,547	-£141,449,092	-£146,215,217	-£146,664,999	-£147,789,456	-£154,536,193	-£158,284,380
60% LAR : 40% CIR	50%	-£128,104,327	-£147,642,990	-£152,402,616	-£152,851,776	-£153,974,679	-£160,712,088	-£164,455,094

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,410,812	-£33,494,502	-£38,058,736	-£38,489,515	-£39,566,464	-£46,028,162	-£49,653,459
60% LAR : 40% CIR	5%	-£11,672,284	-£38,825,797	-£43,371,956	-£43,801,025	-£44,873,701	-£51,356,595	-£54,976,204
60% LAR : 40% CIR	10%	-£17,981,359	-£44,206,822	-£48,741,983	-£49,174,748	-£50,256,835	-£56,747,954	-£60,371,426
60% LAR : 40% CIR	15%	-£24,372,044	-£49,644,428	-£54,214,164	-£54,645,451	-£55,723,669	-£62,238,216	-£65,916,626
60% LAR : 40% CIR	20%	-£30,817,712	-£55,181,460	-£59,744,841	-£60,181,351	-£61,272,624	-£67,875,831	-£71,560,970
60% LAR : 40% CIR	25%	-£37,310,182	-£60,790,850	-£65,427,760	-£65,868,733	-£66,971,164	-£73,573,151	-£77,289,234
60% LAR : 40% CIR	30%	-£43,861,998	-£66,551,108	-£71,211,847	-£71,651,705	-£72,751,353	-£79,418,003	-£83,134,155
60% LAR : 40% CIR	35%	-£50,506,025	-£72,396,183	-£77,094,689	-£77,539,629	-£78,651,980	-£85,363,913	-£89,125,697
60% LAR : 40% CIR	40%	-£57,206,431	-£78,366,506	-£83,098,667	-£83,549,201	-£84,675,534	-£91,433,531	-£95,187,975
60% LAR : 40% CIR	45%	-£64,090,922	-£84,469,467	-£89,235,592	-£89,685,374	-£90,809,831	-£97,556,568	-£101,304,755
60% LAR : 40% CIR	50%	-£71,124,702	-£90,663,365	-£95,422,991	-£95,872,151	-£96,995,054	-£103,732,463	-£107,475,469

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone B - £1,000 psf
No Units	575	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£65,169,542	£37,068,168	£32,551,750	£32,120,970	£31,044,020	£24,582,322	£20,992,490
60% LAR : 40% CIR	5%	£58,340,540	£31,214,915	£26,669,399	£26,240,329	£25,167,652	£18,731,597	£15,156,011
60% LAR : 40% CIR	10%	£51,463,838	£25,265,403	£20,735,931	£20,308,439	£19,239,710	£12,827,339	£9,240,512
60% LAR : 40% CIR	15%	£44,539,899	£19,266,002	£14,751,843	£14,325,801	£13,260,696	£6,825,841	£3,231,783
60% LAR : 40% CIR	20%	£37,569,188	£13,217,842	£8,705,806	£8,275,856	£7,200,983	£751,748	-£2,874,359
60% LAR : 40% CIR	25%	£30,505,116	£7,099,579	£2,556,726	£2,127,986	£1,056,138	-£5,467,602	-£9,142,373
60% LAR : 40% CIR	30%	£23,393,818	£889,361	-£3,697,655	-£4,131,837	-£5,225,889	-£11,823,771	-£15,489,261
60% LAR : 40% CIR	35%	£16,236,656	-£5,463,404	-£10,113,783	-£10,552,659	-£11,649,844	-£18,275,996	-£21,983,832
60% LAR : 40% CIR	40%	£8,972,452	-£11,949,914	-£16,623,657	-£17,067,729	-£18,177,910	-£24,863,895	-£28,618,339
60% LAR : 40% CIR	45%	£1,648,303	-£18,555,219	-£23,277,769	-£23,727,552	-£24,852,008	-£31,598,745	-£35,346,933
60% LAR : 40% CIR	50%	-£5,882,323	-£25,317,357	-£30,076,982	-£30,526,143	-£31,649,044	-£38,386,455	-£42,129,460

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£215,571,333	-£243,672,707	-£248,189,125	-£248,619,965	-£249,696,855	-£256,158,553	-£259,748,388
60% LAR : 40% CIR	5%	-£222,400,335	-£249,525,960	-£254,071,476	-£254,500,546	-£255,573,223	-£262,009,278	-£265,584,864
60% LAR : 40% CIR	10%	-£229,277,037	-£255,475,472	-£260,004,944	-£260,432,436	-£261,501,165	-£267,913,536	-£271,500,363
60% LAR : 40% CIR	15%	-£236,200,976	-£261,474,873	-£265,989,032	-£266,415,074	-£267,480,179	-£273,915,034	-£277,509,062
60% LAR : 40% CIR	20%	-£243,171,687	-£267,523,033	-£272,035,069	-£272,465,019	-£273,539,892	-£279,989,127	-£283,615,234
60% LAR : 40% CIR	25%	-£250,235,759	-£273,841,290	-£278,184,149	-£278,612,889	-£279,684,737	-£286,208,477	-£289,883,248
60% LAR : 40% CIR	30%	-£257,347,057	-£279,851,514	-£284,438,530	-£284,872,712	-£285,966,764	-£292,564,646	-£296,230,136
60% LAR : 40% CIR	35%	-£264,504,219	-£286,204,279	-£290,854,658	-£291,293,534	-£292,390,719	-£299,016,871	-£302,724,707
60% LAR : 40% CIR	40%	-£271,768,423	-£292,990,789	-£297,364,532	-£297,808,604	-£298,919,785	-£305,694,770	-£309,359,214
60% LAR : 40% CIR	45%	-£279,092,572	-£299,296,094	-£304,018,644	-£304,468,427	-£305,592,883	-£312,339,620	-£316,087,808
60% LAR : 40% CIR	50%	-£286,623,198	-£306,058,232	-£310,817,857	-£311,267,018	-£312,389,919	-£319,127,330	-£322,870,335

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£99,240,208	-£127,341,582	-£131,858,000	-£132,288,840	-£133,365,730	-£139,827,428	-£143,417,264
60% LAR : 40% CIR	5%	-£106,069,210	-£133,194,835	-£137,740,351	-£138,169,421	-£139,242,098	-£145,678,153	-£149,253,739
60% LAR : 40% CIR	10%	-£112,946,912	-£139,144,347	-£143,673,819	-£144,101,311	-£145,170,040	-£151,582,411	-£155,169,238
60% LAR : 40% CIR	15%	-£119,869,851	-£145,143,748	-£149,657,907	-£150,083,949	-£151,148,054	-£157,583,909	-£161,177,937
60% LAR : 40% CIR	20%	-£126,840,562	-£151,191,908	-£155,703,944	-£156,133,894	-£157,208,767	-£163,658,002	-£167,284,109
60% LAR : 40% CIR	25%	-£133,904,634	-£157,510,171	-£161,853,024	-£162,281,764	-£163,353,612	-£169,877,352	-£173,552,123
60% LAR : 40% CIR	30%	-£141,015,932	-£163,520,389	-£168,107,405	-£168,541,587	-£169,635,639	-£176,233,521	-£179,899,011
60% LAR : 40% CIR	35%	-£148,173,094	-£169,873,154	-£174,523,533	-£174,962,409	-£176,059,594	-£182,685,746	-£186,393,582
60% LAR : 40% CIR	40%	-£155,437,298	-£176,659,664	-£181,033,407	-£181,477,479	-£182,588,660	-£189,273,645	-£193,028,089
60% LAR : 40% CIR	45%	-£162,761,447	-£182,964,969	-£187,687,519	-£188,137,302	-£189,261,758	-£196,008,495	-£199,756,683
60% LAR : 40% CIR	50%	-£170,292,073	-£189,727,107	-£194,486,732	-£194,935,893	-£196,058,794	-£202,796,205	-£206,539,210

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£57,787,958	-£84,139,034	-£87,130,576	-£87,560,526	-£88,183,486	-£91,625,178	-£95,215,010
60% LAR : 40% CIR	5%	-£57,866,960	-£84,992,585	-£89,538,101	-£89,967,171	-£91,039,848	-£97,475,903	-£101,051,489
60% LAR : 40% CIR	10%	-£64,743,662	-£90,942,097	-£95,471,569	-£95,899,061	-£96,967,790	-£103,380,161	-£106,966,988
60% LAR : 40% CIR	15%	-£71,667,601	-£96,941,498	-£101,455,657	-£101,881,699	-£102,946,804	-£109,381,659	-£112,975,717
60% LAR : 40% CIR	20%	-£78,638,312	-£102,989,658	-£107,501,694	-£107,931,644	-£109,006,517	-£115,455,752	-£119,081,859
60% LAR : 40% CIR	25%	-£85,702,384	-£109,307,921	-£113,650,774	-£114,079,514	-£115,151,362	-£121,675,102	-£125,349,873
60% LAR : 40% CIR	30%	-£92,813,682	-£115,318,139	-£119,905,155	-£120,339,337	-£121,433,389	-£128,031,271	-£131,696,761
60% LAR : 40% CIR	35%	-£99,970,844	-£121,670,904	-£126,321,283	-£126,760,159	-£127,857,344	-£134,483,496	-£138,191,332
60% LAR : 40% CIR	40%	-£107,235,048	-£128,457,414	-£132,831,157	-£133,275,229	-£134,386,410	-£141,071,395	-£144,825,839
60% LAR : 40% CIR	45%	-£114,559,197	-£134,762,719	-£139,485,269	-£139,935,052	-£141,059,508	-£147,806,245	-£151,554,433
60% LAR : 40% CIR	50%	-£122,089,823	-£141,524,857	-£146,284,482	-£146,733,643	-£147,856,544	-£154,593,955	-£158,336,960

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,941,667	-£22,159,707	-£26,676,125	-£27,106,965	-£28,183,855	-£34,645,553	-£38,235,388
60% LAR : 40% CIR	5%	-£887,335	-£28,012,960	-£32,558,476	-£32,987,546	-£34,060,223	-£40,496,278	-£44,071,864
60% LAR : 40% CIR	10%	-£7,764,037	-£33,962,472	-£38,491,944	-£38,919,436	-£39,988,165	-£46,400,536	-£49,987,363
60% LAR : 40% CIR	15%	-£14,687,976	-£39,961,873	-£44,476,032	-£44,902,074	-£45,967,179	-£52,402,034	-£55,996,062
60% LAR : 40% CIR	20%	-£21,658,687	-£46,010,033	-£50,522,069	-£50,952,019	-£52,026,892	-£58,476,127	-£62,102,234
60% LAR : 40% CIR	25%	-£28,722,759	-£52,328,296	-£56,671,149	-£57,099,889	-£58,171,737	-£64,695,477	-£68,370,248
60% LAR : 40% CIR	30%	-£35,834,057	-£58,338,514	-£62,925,530	-£63,359,712	-£64,453,764	-£71,051,646	-£74,717,136
60% LAR : 40% CIR	35%	-£42,991,219	-£64,691,279	-£69,341,658	-£69,780,534	-£70,877,719	-£77,503,871	-£81,211,707
60% LAR : 40% CIR	40%	-£50,255,423	-£71,477,789	-£75,851,532	-£76,295,604	-£77,406,785	-£84,091,770	-£87,846,214
60% LAR : 40% CIR	45%	-£57,579,572	-£77,783,094	-£82,505,644	-£82,955,427	-£84,079,883	-£90,826,620	-£94,574,808
60% LAR : 40% CIR	50%	-£65,110,198	-£84,545,232	-£89,304,857	-£89,754,018	-£90,876,919	-£97,614,330	-£101,357,335

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone B - £1,050 psf
No Units	575	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£76,515,138	£48,334,979	£43,822,783	£43,396,914	£42,332,242	£35,944,215	£32,375,100
60% LAR : 40% CIR	5%	£69,125,490	£41,918,385	£37,424,057	£36,999,879	£35,939,433	£29,545,076	£25,969,489
60% LAR : 40% CIR	10%	£61,681,158	£35,452,629	£30,974,797	£30,552,180	£29,484,060	£23,071,688	£19,509,259
60% LAR : 40% CIR	15%	£54,189,590	£28,938,188	£24,427,061	£24,001,020	£22,935,915	£16,545,289	£12,994,940
60% LAR : 40% CIR	20%	£46,651,251	£22,323,929	£17,823,722	£17,399,002	£16,337,201	£9,966,402	£6,383,841
60% LAR : 40% CIR	25%	£39,066,606	£15,658,363	£11,170,760	£10,747,235	£9,688,422	£3,264,113	-£313,425
60% LAR : 40% CIR	30%	£31,408,745	£8,945,007	£4,421,044	£3,993,387	£2,924,246	-£3,543,862	-£7,191,673
60% LAR : 40% CIR	35%	£23,679,089	£2,118,445	-£2,439,591	-£2,872,801	-£3,955,826	-£10,528,057	-£14,185,344
60% LAR : 40% CIR	40%	£15,904,040	-£4,837,696	-£9,479,076	-£9,917,094	-£11,012,139	-£17,618,485	-£21,319,085
60% LAR : 40% CIR	45%	£8,020,855	-£11,965,135	-£16,634,195	-£17,077,527	-£18,185,858	-£24,868,797	-£28,616,985
60% LAR : 40% CIR	50%	£59,048	-£19,223,623	-£23,958,848	-£24,408,008	-£25,530,910	-£32,268,320	-£36,011,325

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£294,225,737	-£232,405,896	-£236,918,092	-£237,343,961	-£238,408,633	-£244,796,660	-£248,365,776
60% LAR : 40% CIR	5%	-£211,615,385	-£238,822,490	-£243,316,818	-£243,740,996	-£244,801,442	-£251,195,799	-£254,771,386
60% LAR : 40% CIR	10%	-£219,059,717	-£245,288,240	-£249,766,078	-£250,189,695	-£251,256,815	-£257,669,187	-£261,231,616
60% LAR : 40% CIR	15%	-£226,551,285	-£251,802,687	-£256,313,814	-£256,739,855	-£257,804,960	-£264,195,586	-£267,745,935
60% LAR : 40% CIR	20%	-£234,089,624	-£258,416,948	-£262,917,153	-£263,341,873	-£264,403,674	-£270,774,473	-£274,357,034
60% LAR : 40% CIR	25%	-£241,674,269	-£265,082,512	-£269,570,115	-£269,993,940	-£271,052,453	-£277,470,762	-£281,054,300
60% LAR : 40% CIR	30%	-£249,332,130	-£271,795,868	-£276,319,831	-£276,747,488	-£277,816,629	-£284,284,737	-£287,932,548
60% LAR : 40% CIR	35%	-£257,061,786	-£278,622,430	-£283,180,466	-£283,613,676	-£284,696,701	-£291,268,932	-£294,926,219
60% LAR : 40% CIR	40%	-£264,836,635	-£285,578,571	-£290,219,951	-£290,657,969	-£291,753,014	-£298,399,360	-£302,059,960
60% LAR : 40% CIR	45%	-£272,720,020	-£292,706,010	-£297,375,070	-£297,818,402	-£298,926,733	-£305,609,672	-£309,357,866
60% LAR : 40% CIR	50%	-£280,681,827	-£299,964,498	-£304,699,723	-£305,148,883	-£306,271,785	-£313,009,195	-£316,752,200

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£87,894,613	-£116,074,771	-£120,586,967	-£121,012,836	-£122,077,508	-£128,465,535	-£132,034,650
60% LAR : 40% CIR	5%	-£95,284,260	-£122,491,365	-£126,985,693	-£127,409,871	-£128,470,317	-£134,864,674	-£138,440,261
60% LAR : 40% CIR	10%	-£102,728,592	-£128,957,115	-£133,434,953	-£133,857,570	-£134,925,690	-£141,338,062	-£144,900,491
60% LAR : 40% CIR	15%	-£110,220,160	-£135,471,562	-£139,982,689	-£140,408,730	-£141,473,835	-£147,864,461	-£151,414,810
60% LAR : 40% CIR	20%	-£117,758,499	-£142,085,823	-£146,586,028	-£147,010,748	-£148,072,549	-£154,443,348	-£158,025,909
60% LAR : 40% CIR	25%	-£125,343,144	-£148,751,387	-£153,238,990	-£153,662,815	-£154,721,328	-£161,139,637	-£164,723,175
60% LAR : 40% CIR	30%	-£133,001,005	-£155,464,743	-£159,988,706	-£160,416,363	-£161,485,504	-£167,953,612	-£171,601,423
60% LAR : 40% CIR	35%	-£140,730,661	-£162,291,305	-£166,849,341	-£167,282,551	-£168,365,576	-£174,937,807	-£178,595,094
60% LAR : 40% CIR	40%	-£148,505,710	-£169,247,446	-£173,888,826	-£174,326,844	-£175,421,889	-£182,068,235	-£185,728,835
60% LAR : 40% CIR	45%	-£156,388,895	-£176,374,885	-£181,043,945	-£181,487,277	-£182,595,608	-£189,278,547	-£193,026,741
60% LAR : 40% CIR	50%	-£164,350,702	-£183,633,373	-£188,368,598	-£188,817,758	-£189,940,660	-£196,678,070	-£200,421,075

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,865,262	-£67,972,621	-£72,365,717	-£72,810,586	-£73,875,258	-£80,243,286	-£83,852,400
60% LAR : 40% CIR	5%	-£47,082,010	-£74,289,115	-£78,783,443	-£79,207,621	-£80,268,067	-£86,662,424	-£90,238,011
60% LAR : 40% CIR	10%	-£54,526,342	-£80,754,871	-£85,232,703	-£85,655,320	-£86,723,440	-£93,135,812	-£96,698,241
60% LAR : 40% CIR	15%	-£62,017,910	-£87,269,312	-£91,780,439	-£92,206,480	-£93,271,585	-£99,662,211	-£103,212,560
60% LAR : 40% CIR	20%	-£69,556,249	-£93,883,571	-£98,383,778	-£98,808,498	-£99,870,299	-£106,241,098	-£109,823,659
60% LAR : 40% CIR	25%	-£77,140,894	-£100,549,137	-£105,036,740	-£105,460,565	-£106,519,078	-£112,943,387	-£116,520,925
60% LAR : 40% CIR	30%	-£84,798,755	-£107,262,493	-£111,786,456	-£112,214,113	-£113,283,254	-£119,751,362	-£123,399,173
60% LAR : 40% CIR	35%	-£92,528,411	-£114,089,055	-£118,647,091	-£119,080,301	-£120,163,326	-£126,735,557	-£130,392,844
60% LAR : 40% CIR	40%	-£100,303,460	-£121,045,196	-£125,686,576	-£126,124,594	-£127,219,639	-£133,865,985	-£137,526,585
60% LAR : 40% CIR	45%	-£108,186,645	-£128,172,635	-£132,841,695	-£133,285,027	-£134,393,358	-£141,076,297	-£144,824,491
60% LAR : 40% CIR	50%	-£116,148,452	-£135,431,123	-£140,166,348	-£140,615,508	-£141,738,410	-£148,475,820	-£152,218,825

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,287,263	-£10,892,894	-£15,405,092	-£15,830,961	-£16,895,633	-£23,283,660	-£26,852,775
60% LAR : 40% CIR	5%	£9,897,615	-£17,309,490	-£21,803,818	-£22,227,996	-£23,288,442	-£29,682,799	-£33,258,386
60% LAR : 40% CIR	10%	£2,453,283	-£23,775,246	-£28,253,078	-£28,675,695	-£29,743,815	-£36,156,187	-£39,718,616
60% LAR : 40% CIR	15%	-£5,058,285	-£30,289,687	-£34,800,814	-£35,226,855	-£36,291,960	-£42,682,586	-£46,232,935
60% LAR : 40% CIR	20%	-£12,576,624	-£36,903,946	-£41,404,153	-£41,828,873	-£42,890,674	-£49,261,473	-£52,844,034
60% LAR : 40% CIR	25%	-£20,161,269	-£43,569,512	-£48,057,115	-£48,480,940	-£49,539,453	-£55,963,762	-£59,541,300
60% LAR : 40% CIR	30%	-£27,819,130	-£50,282,868	-£54,806,831	-£55,234,488	-£56,303,629	-£62,771,737	-£66,419,548
60% LAR : 40% CIR	35%	-£35,548,786	-£57,109,430	-£61,667,466	-£62,100,676	-£63,183,701	-£69,755,932	-£73,413,219
60% LAR : 40% CIR	40%	-£43,323,835	-£64,065,571	-£68,706,951	-£69,144,969	-£70,240,014	-£76,886,360	-£80,546,960
60% LAR : 40% CIR	45%	-£51,207,020	-£71,193,010	-£75,862,070	-£76,305,402	-£77,413,733	-£84,096,672	-£87,844,866
60% LAR : 40% CIR	50%	-£59,168,827	-£78,451,498	-£83,186,723	-£83,635,883	-£84,758,785	-£91,496,195	-£95,239,200

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats	

Value Area	Zone B - £1,100 psf

No Units	575
Site Area	2.88 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£87,790,457	£59,601,789	£55,089,593	£54,663,725	£53,599,053	£47,211,026	£43,662,122
60% LAR : 40% CIR	5%	£79,864,033	£52,621,855	£48,127,528	£47,703,349	£46,642,903	£40,280,225	£36,745,403
60% LAR : 40% CIR	10%	£71,860,376	£45,592,758	£41,114,926	£40,692,309	£39,635,765	£33,296,501	£29,753,608
60% LAR : 40% CIR	15%	£63,839,282	£38,514,976	£34,052,284	£33,631,099	£32,578,138	£26,220,507	£22,670,159
60% LAR : 40% CIR	20%	£55,733,314	£31,388,992	£26,929,810	£26,505,089	£25,443,290	£19,072,489	£15,533,156
60% LAR : 40% CIR	25%	£47,581,040	£24,195,320	£19,707,717	£19,284,192	£18,225,379	£11,872,505	£8,330,950
60% LAR : 40% CIR	30%	£39,382,925	£16,912,833	£12,436,501	£12,014,045	£10,957,906	£4,572,525	£1,008,720
60% LAR : 40% CIR	35%	£31,121,521	£9,583,041	£5,084,262	£4,657,563	£3,590,814	-£2,852,548	-£6,480,440
60% LAR : 40% CIR	40%	£22,773,978	£2,148,256	-£2,400,442	-£2,832,807	-£3,913,719	-£10,470,190	-£14,120,339
60% LAR : 40% CIR	45%	£14,381,511	-£5,445,601	-£10,079,329	-£10,516,617	-£11,609,837	-£18,217,043	-£21,911,478
60% LAR : 40% CIR	50%	£5,867,536	-£13,213,465	-£17,897,902	-£18,340,621	-£19,447,419	-£26,150,186	-£29,893,192

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£192,850,418	-£221,139,086	-£225,651,282	-£226,077,150	-£227,141,822	-£233,529,849	-£237,078,753
60% LAR : 40% CIR	5%	-£200,876,842	-£228,119,020	-£232,613,347	-£233,037,526	-£234,097,972	-£240,460,650	-£243,995,472
60% LAR : 40% CIR	10%	-£208,850,499	-£235,148,117	-£239,625,949	-£240,048,566	-£241,105,110	-£247,444,374	-£250,987,267
60% LAR : 40% CIR	15%	-£216,901,593	-£242,225,899	-£246,688,591	-£247,109,776	-£248,162,737	-£254,520,998	-£258,070,716
60% LAR : 40% CIR	20%	-£225,007,561	-£249,351,883	-£253,811,065	-£254,235,786	-£255,297,585	-£261,668,386	-£265,207,719
60% LAR : 40% CIR	25%	-£233,159,835	-£256,545,552	-£261,033,158	-£261,456,683	-£262,515,496	-£268,888,370	-£272,410,525
60% LAR : 40% CIR	30%	-£241,357,950	-£263,828,042	-£268,304,374	-£268,726,830	-£269,782,969	-£276,168,350	-£279,732,155
60% LAR : 40% CIR	35%	-£249,619,354	-£271,157,834	-£275,656,613	-£276,083,312	-£277,150,061	-£283,593,423	-£287,221,315
60% LAR : 40% CIR	40%	-£257,996,897	-£278,592,619	-£283,141,317	-£283,573,682	-£284,654,994	-£291,211,065	-£294,861,214
60% LAR : 40% CIR	45%	-£266,359,364	-£286,186,476	-£290,820,204	-£291,257,492	-£292,350,712	-£298,957,818	-£302,652,353
60% LAR : 40% CIR	50%	-£274,873,339	-£293,954,340	-£298,638,777	-£299,081,496	-£300,188,294	-£306,891,061	-£310,634,067

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£76,819,293	-£104,897,981	-£109,326,157	-£109,746,025	-£110,810,697	-£117,198,724	-£120,747,628
60% LAR : 40% CIR	5%	-£84,545,717	-£111,787,895	-£116,282,222	-£116,706,401	-£117,766,847	-£124,129,525	-£127,664,347
60% LAR : 40% CIR	10%	-£92,519,374	-£118,816,992	-£123,294,824	-£123,717,441	-£124,773,985	-£131,113,249	-£134,656,142
60% LAR : 40% CIR	15%	-£100,570,468	-£125,894,774	-£130,357,466	-£130,778,651	-£131,831,612	-£138,189,873	-£141,739,591
60% LAR : 40% CIR	20%	-£108,676,436	-£133,020,758	-£137,479,940	-£137,904,661	-£138,966,460	-£145,337,261	-£148,876,594
60% LAR : 40% CIR	25%	-£116,828,710	-£140,214,430	-£144,702,033	-£145,125,558	-£146,184,371	-£152,537,245	-£156,079,400
60% LAR : 40% CIR	30%	-£125,026,825	-£147,496,917	-£151,973,249	-£152,395,705	-£153,451,844	-£159,837,225	-£163,401,030
60% LAR : 40% CIR	35%	-£133,288,229	-£154,826,709	-£159,325,488	-£159,752,187	-£160,818,936	-£167,262,298	-£170,890,190
60% LAR : 40% CIR	40%	-£141,635,772	-£162,261,494	-£166,810,192	-£167,242,557	-£168,323,869	-£174,879,940	-£178,530,089
60% LAR : 40% CIR	45%	-£150,028,239	-£169,855,351	-£174,489,079	-£174,926,367	-£176,019,587	-£182,626,693	-£186,321,228
60% LAR : 40% CIR	50%	-£158,542,214	-£177,623,215	-£182,307,652	-£182,750,371	-£183,857,169	-£190,559,936	-£194,302,942

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,417,043	-£56,955,711	-£61,171,952	-£61,543,175	-£62,608,447	-£68,996,474	-£72,545,378
60% LAR : 40% CIR	5%	-£36,343,467	-£63,585,645	-£68,079,972	-£68,504,151	-£69,564,597	-£75,927,275	-£79,462,097
60% LAR : 40% CIR	10%	-£44,317,124	-£70,614,742	-£75,092,574	-£75,515,191	-£76,571,735	-£82,910,999	-£86,453,892
60% LAR : 40% CIR	15%	-£52,368,218	-£77,692,524	-£82,155,216	-£82,576,401	-£83,629,362	-£89,986,993	-£93,537,341
60% LAR : 40% CIR	20%	-£60,474,186	-£84,818,508	-£89,277,690	-£89,702,411	-£90,764,210	-£97,135,011	-£100,674,344
60% LAR : 40% CIR	25%	-£68,626,460	-£92,012,180	-£96,499,783	-£96,923,308	-£97,982,121	-£104,334,995	-£107,877,150
60% LAR : 40% CIR	30%	-£76,824,575	-£99,294,667	-£103,770,999	-£104,193,455	-£105,249,594	-£111,634,975	-£115,198,780
60% LAR : 40% CIR	35%	-£85,085,979	-£106,624,459	-£111,123,238	-£111,549,937	-£112,616,686	-£119,060,048	-£122,687,940
60% LAR : 40% CIR	40%	-£93,433,522	-£114,059,244	-£118,607,942	-£119,040,307	-£120,121,619	-£126,677,690	-£130,327,839
60% LAR : 40% CIR	45%	-£101,825,989	-£121,653,101	-£126,286,829	-£126,724,117	-£127,817,337	-£134,424,443	-£138,118,978
60% LAR : 40% CIR	50%	-£110,339,964	-£129,420,965	-£134,105,402	-£134,548,121	-£135,654,919	-£142,357,686	-£146,100,692

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,562,582	£373,914	-£4,138,262	-£4,564,190	-£5,628,822	-£12,016,849	-£15,565,753
60% LAR : 40% CIR	5%	£20,636,158	-£6,606,020	-£11,100,347	-£11,524,526	-£12,584,972	-£18,947,650	-£22,482,472
60% LAR : 40% CIR	10%	£12,662,501	-£13,635,117	-£18,112,949	-£18,535,566	-£19,592,110	-£25,931,374	-£29,474,267
60% LAR : 40% CIR	15%	£4,611,407	-£20,712,899	-£25,175,591	-£25,596,776	-£26,649,737	-£33,007,998	-£36,557,716
60% LAR : 40% CIR	20%	-£3,494,561	-£27,838,883	-£32,298,065	-£32,722,786	-£33,784,585	-£40,155,386	-£43,694,719
60% LAR : 40% CIR	25%	-£11,646,835	-£35,032,555	-£39,520,158	-£39,943,683	-£41,002,496	-£47,355,370	-£50,897,525
60% LAR : 40% CIR	30%	-£19,844,950	-£42,315,042	-£46,791,374	-£47,213,830	-£48,269,969	-£54,655,350	-£58,219,155
60% LAR : 40% CIR	35%	-£28,106,354	-£49,644,834	-£54,143,613	-£54,570,312	-£55,637,061	-£62,080,423	-£65,708,315
60% LAR : 40% CIR	40%	-£36,453,897	-£57,079,619	-£61,628,317	-£62,060,682	-£63,141,994	-£69,698,065	-£73,348,214
60% LAR : 40% CIR	45%	-£44,846,364	-£64,673,476	-£69,307,204	-£69,744,492	-£70,837,712	-£77,444,818	-£81,139,353
60% LAR : 40% CIR	50%	-£53,360,339	-£72,441,340	-£77,125,777	-£77,568,496	-£78,675,294	-£85,378,061	-£89,121,067

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone B - £1,150 psf
No Units	575	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£99,065,775	£70,781,093	£66,316,840	£65,895,497	£64,842,139	£58,477,836	£54,928,932
60% LAR : 40% CIR	5%	£90,575,585	£63,283,775	£58,830,998	£58,406,818	£57,346,372	£50,983,694	£47,448,873
60% LAR : 40% CIR	10%	£82,038,163	£55,732,887	£51,255,056	£50,832,438	£49,775,894	£43,436,630	£39,914,817
60% LAR : 40% CIR	15%	£73,453,970	£48,091,766	£43,629,073	£43,207,888	£42,154,927	£35,837,161	£32,327,290
60% LAR : 40% CIR	20%	£64,815,376	£40,402,439	£35,953,539	£35,533,661	£34,483,967	£28,178,576	£24,639,243
60% LAR : 40% CIR	25%	£56,095,473	£32,665,389	£28,228,949	£27,810,253	£26,762,337	£20,409,462	£16,880,087
60% LAR : 40% CIR	30%	£47,329,730	£24,880,661	£20,404,327	£19,981,872	£18,925,733	£12,588,902	£9,068,440
60% LAR : 40% CIR	35%	£38,518,610	£16,981,737	£12,515,355	£12,093,845	£11,040,069	£4,677,512	£1,121,683
60% LAR : 40% CIR	40%	£29,643,915	£9,035,993	£4,546,886	£4,121,019	£3,056,352	-£3,382,484	-£7,008,120
60% LAR : 40% CIR	45%	£20,678,954	£979,286	-£3,579,695	-£4,011,339	-£5,090,450	-£11,649,625	-£15,293,693
60% LAR : 40% CIR	50%	£11,651,323	-£7,286,616	-£11,914,025	-£12,350,708	-£13,442,418	-£20,071,120	-£23,775,057

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£181,675,109	-£209,958,792	-£214,424,035	-£214,845,378	-£215,898,736	-£222,263,039	-£225,811,843
60% LAR : 40% CIR	5%	-£190,165,290	-£217,457,100	-£221,909,877	-£222,334,057	-£223,394,503	-£229,757,181	-£233,292,002
60% LAR : 40% CIR	10%	-£198,702,712	-£225,007,988	-£229,485,819	-£229,908,457	-£230,964,981	-£237,304,245	-£240,826,058
60% LAR : 40% CIR	15%	-£207,286,905	-£232,649,109	-£237,111,802	-£237,532,987	-£238,585,948	-£244,903,714	-£248,413,585
60% LAR : 40% CIR	20%	-£215,925,499	-£240,338,436	-£244,787,336	-£245,207,214	-£246,256,908	-£252,562,289	-£256,101,632
60% LAR : 40% CIR	25%	-£224,645,402	-£248,075,486	-£252,511,926	-£252,930,622	-£253,978,538	-£260,331,413	-£263,880,798
60% LAR : 40% CIR	30%	-£233,411,145	-£255,860,214	-£260,336,548	-£260,759,003	-£261,815,142	-£268,151,973	-£271,672,435
60% LAR : 40% CIR	35%	-£242,222,265	-£263,759,138	-£268,225,520	-£268,647,030	-£269,700,806	-£276,063,363	-£279,619,192
60% LAR : 40% CIR	40%	-£251,096,989	-£271,704,882	-£276,193,989	-£276,619,956	-£277,684,523	-£284,123,359	-£287,748,995
60% LAR : 40% CIR	45%	-£260,061,921	-£279,761,589	-£284,329,570	-£284,752,214	-£285,831,325	-£292,390,500	-£296,034,568
60% LAR : 40% CIR	50%	-£269,089,552	-£288,027,491	-£292,654,900	-£293,091,583	-£294,183,293	-£300,811,995	-£304,515,932

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£65,343,975	-£93,628,657	-£98,093,910	-£98,514,253	-£99,567,611	-£105,931,914	-£109,480,718
60% LAR : 40% CIR	5%	-£73,834,165	-£101,125,975	-£105,578,752	-£106,002,932	-£107,063,378	-£113,426,056	-£116,960,877
60% LAR : 40% CIR	10%	-£82,371,587	-£108,676,863	-£113,154,694	-£113,577,332	-£114,633,856	-£120,973,120	-£124,494,933
60% LAR : 40% CIR	15%	-£90,955,780	-£116,317,984	-£120,780,677	-£121,201,862	-£122,254,823	-£128,572,589	-£132,082,460
60% LAR : 40% CIR	20%	-£99,594,374	-£124,007,311	-£128,456,211	-£128,876,089	-£129,925,783	-£136,231,174	-£139,770,507
60% LAR : 40% CIR	25%	-£108,314,277	-£131,744,361	-£136,180,801	-£136,599,497	-£137,647,413	-£144,000,288	-£147,549,673
60% LAR : 40% CIR	30%	-£117,080,020	-£139,529,089	-£144,005,423	-£144,427,878	-£145,484,017	-£151,820,848	-£155,341,310
60% LAR : 40% CIR	35%	-£125,891,140	-£147,428,013	-£151,894,395	-£152,315,905	-£153,369,681	-£159,732,238	-£163,288,067
60% LAR : 40% CIR	40%	-£134,765,864	-£155,373,757	-£159,862,864	-£160,288,831	-£161,353,398	-£167,792,234	-£171,417,870
60% LAR : 40% CIR	45%	-£143,730,796	-£163,430,464	-£167,998,445	-£168,421,089	-£169,500,200	-£176,059,375	-£179,703,443
60% LAR : 40% CIR	50%	-£152,758,427	-£171,696,366	-£176,323,775	-£176,760,458	-£177,852,168	-£184,480,870	-£188,184,807

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£71,741,725	-£93,926,857	-£98,390,609	-£98,812,000	-£99,872,363	-£105,779,664	-£109,328,469
60% LAR : 40% CIR	5%	-£25,631,915	-£52,923,725	-£57,376,502	-£57,800,682	-£58,861,128	-£65,223,806	-£68,758,627
60% LAR : 40% CIR	10%	-£34,169,337	-£60,474,613	-£64,952,444	-£65,375,082	-£66,431,606	-£72,770,870	-£76,292,683
60% LAR : 40% CIR	15%	-£42,753,530	-£68,115,734	-£72,578,427	-£72,999,612	-£74,052,573	-£80,370,339	-£83,880,210
60% LAR : 40% CIR	20%	-£51,392,124	-£75,805,061	-£80,253,961	-£80,673,839	-£81,723,533	-£88,028,924	-£91,568,257
60% LAR : 40% CIR	25%	-£60,112,027	-£83,542,111	-£87,978,551	-£88,397,247	-£89,445,163	-£95,798,038	-£99,347,423
60% LAR : 40% CIR	30%	-£68,877,770	-£91,326,839	-£95,803,173	-£96,225,628	-£97,281,767	-£103,618,598	-£107,139,060
60% LAR : 40% CIR	35%	-£77,688,890	-£99,225,763	-£103,692,145	-£104,113,655	-£105,167,431	-£111,529,988	-£115,085,817
60% LAR : 40% CIR	40%	-£86,563,595	-£107,171,507	-£111,660,614	-£112,086,481	-£113,151,148	-£119,589,984	-£123,215,620
60% LAR : 40% CIR	45%	-£95,528,546	-£115,228,214	-£119,797,195	-£120,218,839	-£121,297,950	-£127,857,125	-£131,501,193
60% LAR : 40% CIR	50%	-£104,556,177	-£123,494,116	-£128,121,525	-£128,558,208	-£129,649,918	-£136,278,620	-£139,982,557

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£39,837,900	£11,553,218	£7,088,965	£6,667,622	£5,614,264	-£750,039	-£4,298,843
60% LAR : 40% CIR	5%	£31,347,710	£4,055,900	-£396,877	-£821,057	-£1,881,503	-£8,244,181	-£11,779,002
60% LAR : 40% CIR	10%	£22,810,288	-£3,494,988	-£7,972,819	-£8,396,437	-£9,451,981	-£15,791,245	-£19,313,058
60% LAR : 40% CIR	15%	£14,226,095	-£11,136,709	-£15,598,802	-£16,019,987	-£17,072,948	-£23,390,714	-£26,900,585
60% LAR : 40% CIR	20%	£5,587,501	-£18,825,436	-£23,274,336	-£23,694,214	-£24,743,908	-£31,049,299	-£34,588,632
60% LAR : 40% CIR	25%	-£3,132,402	-£26,562,486	-£30,998,926	-£31,417,622	-£32,465,538	-£38,818,413	-£42,367,798
60% LAR : 40% CIR	30%	-£11,898,145	-£34,347,214	-£38,823,548	-£39,246,003	-£40,302,142	-£46,638,973	-£50,159,435
60% LAR : 40% CIR	35%	-£20,709,265	-£42,246,138	-£46,712,520	-£47,134,030	-£48,187,806	-£54,550,363	-£58,106,192
60% LAR : 40% CIR	40%	-£29,583,960	-£50,191,882	-£54,680,989	-£55,106,956	-£56,171,523	-£62,610,359	-£66,235,995
60% LAR : 40% CIR	45%	-£38,548,921	-£58,248,589	-£62,807,570	-£63,239,214	-£64,318,325	-£70,877,500	-£74,521,568
60% LAR : 40% CIR	50%	-£47,576,552	-£66,514,491	-£71,141,900	-£71,578,583	-£72,670,293	-£79,298,995	-£83,002,932

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats	

Value Area	**Zone B - £1,200 psf**

No Units	**575**
Site Area	**2.88 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£110,341,093	£81,952,142	£77,487,889	£77,066,546	£76,013,187	£69,693,034	£66,181,837
60% LAR : 40% CIR	5%	£101,287,137	£73,896,272	£69,449,697	£69,030,026	£67,980,847	£61,685,773	£58,152,343
60% LAR : 40% CIR	10%	£92,185,950	£65,791,760	£61,361,506	£60,943,379	£59,898,061	£53,576,760	£50,054,946
60% LAR : 40% CIR	15%	£83,037,990	£57,639,081	£53,205,861	£52,784,676	£51,731,716	£45,413,949	£41,904,079
60% LAR : 40% CIR	20%	£73,843,720	£49,415,888	£44,966,988	£44,547,110	£43,497,416	£37,199,249	£33,700,267
60% LAR : 40% CIR	25%	£64,603,599	£41,115,497	£36,679,058	£36,260,360	£35,213,620	£28,933,174	£25,417,044
60% LAR : 40% CIR	30%	£55,276,535	£32,767,861	£28,342,563	£27,924,923	£26,880,826	£20,556,729	£17,036,268
60% LAR : 40% CIR	35%	£45,897,786	£24,373,458	£19,914,051	£19,492,540	£18,438,765	£12,116,117	£8,603,533
60% LAR : 40% CIR	40%	£36,474,128	£15,865,560	£11,407,820	£10,987,132	£9,935,414	£3,579,602	£30,713
60% LAR : 40% CIR	45%	£26,976,397	£7,304,350	£2,809,418	£2,384,261	£1,321,368	-£5,133,134	-£8,774,159
60% LAR : 40% CIR	50%	£17,394,488	-£1,409,152	-£5,987,176	-£6,423,859	-£7,515,569	-£14,065,822	-£17,743,358

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£170,399,762	-£196,788,733	-£205,252,986	-£203,674,525	-£204,727,688	-£211,047,841	-£214,589,036
60% LAR : 40% CIR	5%	-£179,453,738	-£206,844,603	-£211,291,178	-£211,710,849	-£212,760,028	-£219,055,102	-£222,588,532
60% LAR : 40% CIR	10%	-£188,554,925	-£214,949,115	-£219,379,369	-£219,797,496	-£220,842,814	-£227,184,115	-£230,685,929
60% LAR : 40% CIR	15%	-£197,702,885	-£223,101,794	-£227,535,014	-£227,956,199	-£229,009,159	-£235,326,826	-£238,836,796
60% LAR : 40% CIR	20%	-£206,897,155	-£231,324,987	-£235,773,887	-£236,193,765	-£237,243,459	-£243,541,626	-£247,040,608
60% LAR : 40% CIR	25%	-£216,137,278	-£239,925,378	-£244,061,817	-£244,480,515	-£245,527,255	-£251,807,701	-£255,323,831
60% LAR : 40% CIR	30%	-£225,464,340	-£247,973,014	-£252,398,312	-£252,815,852	-£253,860,049	-£260,184,146	-£263,704,607
60% LAR : 40% CIR	35%	-£234,843,089	-£256,367,417	-£260,826,824	-£261,248,335	-£262,302,110	-£268,624,758	-£272,137,342
60% LAR : 40% CIR	40%	-£244,266,747	-£264,875,315	-£269,333,955	-£269,753,743	-£270,809,461	-£277,191,273	-£280,710,162
60% LAR : 40% CIR	45%	-£253,764,478	-£273,436,525	-£277,931,457	-£278,356,614	-£279,419,507	-£285,874,009	-£289,515,034
60% LAR : 40% CIR	50%	-£263,346,387	-£282,150,027	-£286,728,051	-£287,164,734	-£288,256,444	-£294,806,697	-£298,484,233

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£54,068,657	-£82,457,604	-£86,921,861	-£87,343,204	-£88,396,963	-£94,716,716	-£98,227,913
60% LAR : 40% CIR	5%	-£63,122,613	-£90,513,478	-£94,960,053	-£95,379,724	-£96,428,903	-£102,723,977	-£106,257,407
60% LAR : 40% CIR	10%	-£72,224,800	-£98,617,990	-£103,048,244	-£103,466,371	-£104,511,689	-£110,852,990	-£114,354,804
60% LAR : 40% CIR	15%	-£81,371,760	-£106,770,669	-£111,203,889	-£111,625,074	-£112,678,034	-£118,995,701	-£122,505,671
60% LAR : 40% CIR	20%	-£90,566,030	-£114,993,862	-£119,442,762	-£119,862,640	-£120,912,334	-£127,210,501	-£130,709,483
60% LAR : 40% CIR	25%	-£99,806,153	-£123,594,253	-£127,730,692	-£128,149,390	-£129,196,130	-£135,476,576	-£138,992,706
60% LAR : 40% CIR	30%	-£109,133,215	-£131,641,889	-£136,067,187	-£136,484,727	-£137,528,924	-£143,853,021	-£147,373,482
60% LAR : 40% CIR	35%	-£118,511,964	-£140,036,292	-£144,495,699	-£144,917,210	-£145,970,985	-£152,293,633	-£155,806,217
60% LAR : 40% CIR	40%	-£127,935,622	-£148,544,190	-£153,001,830	-£153,421,618	-£154,478,336	-£160,860,148	-£164,379,037
60% LAR : 40% CIR	45%	-£137,433,353	-£157,105,400	-£161,600,332	-£162,025,489	-£163,088,382	-£169,542,884	-£173,183,909
60% LAR : 40% CIR	50%	-£147,015,262	-£165,818,902	-£170,396,926	-£170,833,609	-£171,925,319	-£178,475,572	-£182,153,108

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,394,407	-£34,255,054	-£38,719,611	-£39,140,654	-£40,194,313	-£46,514,466	-£50,025,663
60% LAR : 40% CIR	5%	-£14,920,363	-£42,311,228	-£46,757,803	-£47,177,474	-£48,226,653	-£54,521,727	-£58,055,157
60% LAR : 40% CIR	10%	-£24,021,550	-£50,415,740	-£54,845,994	-£55,264,121	-£56,309,439	-£62,630,740	-£66,132,554
60% LAR : 40% CIR	15%	-£33,169,510	-£58,568,419	-£63,001,639	-£63,422,824	-£64,475,784	-£70,793,451	-£74,303,421
60% LAR : 40% CIR	20%	-£42,363,780	-£66,791,612	-£71,240,512	-£71,660,390	-£72,710,084	-£79,008,251	-£82,507,233
60% LAR : 40% CIR	25%	-£51,603,901	-£75,392,003	-£79,528,442	-£79,947,140	-£80,993,880	-£87,274,326	-£90,790,456
60% LAR : 40% CIR	30%	-£60,930,965	-£83,439,639	-£87,864,937	-£88,282,577	-£89,326,674	-£95,650,771	-£99,171,232
60% LAR : 40% CIR	35%	-£70,309,714	-£91,834,042	-£96,293,449	-£96,714,960	-£97,768,735	-£104,091,383	-£107,603,967
60% LAR : 40% CIR	40%	-£79,733,372	-£100,341,940	-£104,799,580	-£105,220,368	-£106,272,086	-£112,627,898	-£116,176,787
60% LAR : 40% CIR	45%	-£89,231,103	-£108,903,150	-£113,398,082	-£113,823,239	-£114,886,132	-£121,340,634	-£124,981,659
60% LAR : 40% CIR	50%	-£98,813,012	-£117,616,652	-£122,194,676	-£122,631,359	-£123,723,069	-£130,273,322	-£133,950,858

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,113,218	£22,724,267	£18,260,014	£17,838,671	£16,785,312	£10,465,159	£8,953,962
60% LAR : 40% CIR	5%	£42,059,262	£14,668,397	£10,221,822	£9,802,151	£8,752,972	£2,457,898	-£1,075,532
60% LAR : 40% CIR	10%	£32,958,075	£6,563,885	£2,133,631	£1,715,504	£670,186	-£5,651,116	-£9,172,929
60% LAR : 40% CIR	15%	£23,810,115	£1,588,794	-£2,922,014	-£3,443,199	-£4,496,159	-£10,813,826	-£14,323,796
60% LAR : 40% CIR	20%	£14,615,845	-£9,811,987	-£14,260,887	-£14,680,765	-£15,730,459	-£22,028,626	-£25,527,608
60% LAR : 40% CIR	25%	£5,375,724	-£18,112,378	-£22,548,817	-£22,967,515	-£24,014,255	-£30,294,701	-£33,810,831
60% LAR : 40% CIR	30%	-£3,951,340	-£26,460,014	-£30,885,312	-£31,302,852	-£32,347,049	-£38,671,146	-£42,191,607
60% LAR : 40% CIR	35%	-£13,330,089	-£34,854,417	-£39,313,824	-£39,735,335	-£40,789,110	-£47,111,758	-£50,624,342
60% LAR : 40% CIR	40%	-£22,753,747	-£43,362,315	-£47,820,055	-£48,240,743	-£49,292,461	-£55,648,273	-£59,197,162
60% LAR : 40% CIR	45%	-£32,251,478	-£51,923,525	-£56,418,457	-£56,843,614	-£57,906,507	-£64,361,009	-£68,002,034
60% LAR : 40% CIR	50%	-£41,833,387	-£60,637,027	-£65,215,051	-£65,651,734	-£66,743,444	-£73,293,697	-£76,971,233

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone B - £1,250 psf

No Units	575	Sales value inflation		Base
Site Area	2.88 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£121,616,412	£93,123,191	£88,658,938	£88,237,595	£87,184,236	£80,864,082	£77,352,886
60% LAR : 40% CIR	5%	£111,998,690	£84,508,768	£80,062,193	£79,642,522	£78,593,343	£72,298,270	£68,801,007
60% LAR : 40% CIR	10%	£102,333,736	£75,845,703	£71,415,451	£70,997,324	£69,952,006	£63,680,098	£60,195,076
60% LAR : 40% CIR	15%	£92,622,011	£67,134,473	£62,719,197	£62,302,488	£61,260,714	£54,990,738	£51,480,867
60% LAR : 40% CIR	20%	£82,863,974	£58,375,551	£53,973,921	£53,558,504	£52,510,863	£46,212,697	£42,713,716
60% LAR : 40% CIR	25%	£73,060,087	£49,565,605	£45,129,165	£44,710,469	£43,663,727	£37,383,281	£33,894,145
60% LAR : 40% CIR	30%	£63,210,810	£40,654,628	£36,229,329	£35,811,691	£34,767,594	£28,503,008	£25,004,094
60% LAR : 40% CIR	35%	£53,276,963	£31,696,885	£27,281,423	£26,864,718	£25,822,958	£19,514,812	£16,002,229
60% LAR : 40% CIR	40%	£43,285,675	£22,692,854	£18,237,385	£17,816,698	£16,764,979	£10,454,668	£8,941,965
60% LAR : 40% CIR	45%	£33,249,941	£13,564,785	£9,114,394	£8,694,408	£7,644,442	£1,279,325	-£2,298,191
60% LAR : 40% CIR	50%	£23,119,436	£4,371,402	-£129,584	-£560,632	-£1,638,250	-£8,138,973	-£11,778,003

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£195,124,453	-£187,617,684	-£192,481,937	-£192,903,290	-£193,956,939	-£199,876,753	-£203,387,588
60% LAR : 40% CIR	5%	-£168,742,185	-£196,232,107	-£200,678,682	-£201,098,353	-£202,147,532	-£208,442,605	-£211,939,868
60% LAR : 40% CIR	10%	-£178,407,139	-£204,895,172	-£209,325,424	-£209,743,051	-£210,788,859	-£217,060,727	-£220,545,799
60% LAR : 40% CIR	15%	-£188,118,864	-£213,606,402	-£218,021,678	-£218,438,387	-£219,480,161	-£225,750,137	-£229,260,006
60% LAR : 40% CIR	20%	-£197,876,901	-£222,365,324	-£226,766,954	-£227,182,371	-£228,230,012	-£234,528,178	-£238,027,159
60% LAR : 40% CIR	25%	-£207,680,788	-£231,175,270	-£235,611,710	-£236,030,406	-£237,077,148	-£243,357,594	-£246,846,730
60% LAR : 40% CIR	30%	-£217,530,065	-£240,086,247	-£244,511,546	-£244,929,184	-£245,973,281	-£252,237,867	-£255,736,761
60% LAR : 40% CIR	35%	-£227,463,912	-£249,043,990	-£253,459,452	-£253,876,157	-£254,917,917	-£261,226,063	-£264,738,646
60% LAR : 40% CIR	40%	-£237,456,200	-£258,048,021	-£262,503,490	-£262,924,177	-£263,975,896	-£270,286,207	-£273,796,910
60% LAR : 40% CIR	45%	-£247,490,934	-£267,176,090	-£271,626,481	-£272,046,467	-£273,096,433	-£279,461,550	-£283,039,066
60% LAR : 40% CIR	50%	-£257,621,439	-£276,369,473	-£280,870,459	-£281,301,507	-£282,370,125	-£288,879,848	-£292,518,878

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£42,783,335	-£71,298,559	-£75,750,812	-£76,172,155	-£77,225,914	-£83,545,688	-£87,056,864
60% LAR : 40% CIR	5%	-£52,411,060	-£79,900,982	-£84,347,557	-£84,767,228	-£85,816,407	-£92,111,480	-£95,608,743
60% LAR : 40% CIR	10%	-£62,076,014	-£88,564,047	-£92,994,299	-£93,412,426	-£94,457,744	-£100,729,662	-£104,214,674
60% LAR : 40% CIR	15%	-£71,787,739	-£97,275,277	-£101,690,553	-£102,107,262	-£103,149,036	-£109,419,012	-£112,928,883
60% LAR : 40% CIR	20%	-£81,545,776	-£106,034,199	-£110,435,829	-£110,851,246	-£111,898,887	-£118,197,053	-£121,696,034
60% LAR : 40% CIR	25%	-£91,349,663	-£114,844,145	-£119,280,585	-£119,699,281	-£120,746,023	-£127,026,469	-£130,515,605
60% LAR : 40% CIR	30%	-£101,198,940	-£123,755,122	-£128,180,421	-£128,598,059	-£129,642,156	-£135,906,742	-£139,405,636
60% LAR : 40% CIR	35%	-£111,132,787	-£132,712,865	-£137,128,327	-£137,545,032	-£138,586,792	-£144,894,938	-£148,407,521
60% LAR : 40% CIR	40%	-£121,124,075	-£141,716,896	-£146,172,365	-£146,593,052	-£147,644,771	-£153,955,082	-£157,467,785
60% LAR : 40% CIR	45%	-£131,159,809	-£150,844,965	-£155,296,356	-£155,715,342	-£156,765,308	-£163,130,425	-£166,707,941
60% LAR : 40% CIR	50%	-£141,290,314	-£160,038,348	-£164,539,334	-£164,970,382	-£166,048,000	-£172,548,723	-£176,187,753

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,408,912	-£23,094,304	-£27,545,554	-£27,966,896	-£29,023,254	-£35,343,418	-£38,854,314
60% LAR : 40% CIR	5%	-£4,208,810	-£31,698,732	-£36,145,307	-£36,564,978	-£37,614,157	-£43,909,230	-£47,406,493
60% LAR : 40% CIR	10%	-£13,873,764	-£40,361,797	-£44,792,049	-£45,210,176	-£46,255,494	-£52,527,492	-£56,012,424
60% LAR : 40% CIR	15%	-£23,585,489	-£49,073,027	-£53,488,303	-£53,905,012	-£54,946,786	-£61,216,762	-£64,726,633
60% LAR : 40% CIR	20%	-£33,343,526	-£57,831,949	-£62,233,579	-£62,648,996	-£63,696,637	-£69,994,803	-£73,493,784
60% LAR : 40% CIR	25%	-£43,147,413	-£66,641,895	-£71,078,335	-£71,497,031	-£72,543,773	-£78,824,219	-£82,313,355
60% LAR : 40% CIR	30%	-£52,996,690	-£75,552,872	-£79,978,171	-£80,395,809	-£81,439,906	-£87,704,492	-£91,203,386
60% LAR : 40% CIR	35%	-£62,930,537	-£84,510,615	-£88,926,077	-£89,342,782	-£90,384,542	-£96,692,688	-£100,205,271
60% LAR : 40% CIR	40%	-£72,921,825	-£93,514,646	-£97,970,115	-£98,390,802	-£99,442,521	-£105,752,832	-£109,265,535
60% LAR : 40% CIR	45%	-£82,957,559	-£102,642,715	-£107,093,106	-£107,513,092	-£108,563,058	-£114,928,175	-£118,505,691
60% LAR : 40% CIR	50%	-£93,088,064	-£111,836,098	-£116,337,084	-£116,768,132	-£117,845,750	-£124,346,473	-£127,985,503

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£62,388,537	£33,895,316	£29,431,063	£29,009,720	£27,956,361	£21,836,207	£18,125,011
60% LAR : 40% CIR	5%	£52,770,815	£25,280,893	£20,834,318	£20,414,647	£19,365,468	£13,070,395	£9,573,132
60% LAR : 40% CIR	10%	£43,105,861	£16,617,828	£12,187,576	£11,769,449	£10,724,131	£4,452,223	£967,201
60% LAR : 40% CIR	15%	£33,394,136	£7,906,598	£3,491,322	£3,074,613	£2,032,839	-£4,237,187	-£7,747,006
60% LAR : 40% CIR	20%	£23,636,099	-£852,324	-£5,253,954	-£5,669,371	-£6,717,012	-£13,015,178	-£16,514,159
60% LAR : 40% CIR	25%	£13,832,212	-£9,662,270	-£14,098,710	-£14,517,406	-£15,564,148	-£21,844,594	-£25,333,730
60% LAR : 40% CIR	30%	£3,982,935	-£18,573,247	-£22,998,546	-£23,416,184	-£24,460,281	-£30,724,867	-£34,223,761
60% LAR : 40% CIR	35%	-£5,950,912	-£27,530,990	-£31,946,452	-£32,363,157	-£33,404,917	-£39,713,063	-£43,225,646
60% LAR : 40% CIR	40%	-£15,942,200	-£36,535,021	-£40,990,490	-£41,411,177	-£42,462,896	-£48,773,207	-£52,285,910
60% LAR : 40% CIR	45%	-£25,977,934	-£45,663,090	-£50,113,481	-£50,533,467	-£51,583,433	-£57,948,550	-£61,526,066
60% LAR : 40% CIR	50%	-£36,108,439	-£54,856,473	-£59,357,459	-£59,788,507	-£60,866,125	-£67,366,848	-£71,005,878

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone B - £1,300 psf
No Units	575	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£132,871,047	£104,281,742	£99,829,987	£99,408,644	£98,355,285	£92,035,131	£88,523,935
60% LAR : 40% CIR	5%	£122,710,242	£95,121,264	£90,674,690	£90,255,019	£89,205,839	£82,910,767	£79,413,504
60% LAR : 40% CIR	10%	£112,481,523	£85,899,648	£81,469,395	£81,051,267	£80,005,949	£73,734,041	£70,249,648
60% LAR : 40% CIR	15%	£102,206,031	£76,629,865	£72,214,588	£71,797,879	£70,756,106	£64,505,468	£61,032,891
60% LAR : 40% CIR	20%	£91,884,228	£67,312,390	£62,910,760	£62,495,343	£61,456,801	£55,225,555	£51,727,163
60% LAR : 40% CIR	25%	£81,516,676	£57,947,896	£53,558,395	£53,144,147	£52,108,528	£45,833,389	£42,344,253
60% LAR : 40% CIR	30%	£71,103,534	£48,536,260	£44,116,097	£43,698,457	£42,654,360	£36,389,776	£32,909,450
60% LAR : 40% CIR	35%	£60,645,561	£39,020,311	£34,604,850	£34,188,145	£33,146,384	£26,895,820	£23,400,926
60% LAR : 40% CIR	40%	£50,097,222	£29,452,941	£25,046,024	£24,630,133	£23,590,405	£17,284,235	£13,778,506
60% LAR : 40% CIR	45%	£39,493,859	£19,825,221	£15,374,829	£14,954,843	£13,904,877	£7,605,081	£4,071,662
60% LAR : 40% CIR	50%	£28,844,384	£10,079,899	£5,631,740	£5,207,171	£4,145,747	-£2,256,709	-£5,851,154

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£147,869,629	-£176,458,133	-£180,910,888	-£181,332,231	-£182,385,590	-£188,705,744	-£192,216,946
60% LAR : 40% CIR	5%	-£158,030,633	-£185,619,611	-£190,066,185	-£190,485,856	-£191,535,036	-£197,830,108	-£201,327,371
60% LAR : 40% CIR	10%	-£168,259,352	-£194,841,227	-£199,271,480	-£199,689,608	-£200,734,926	-£207,006,834	-£210,491,227
60% LAR : 40% CIR	15%	-£178,534,844	-£204,111,010	-£208,526,287	-£208,942,996	-£209,984,769	-£216,235,407	-£219,707,984
60% LAR : 40% CIR	20%	-£188,856,647	-£213,428,485	-£217,830,115	-£218,245,532	-£219,284,074	-£225,515,320	-£229,013,712
60% LAR : 40% CIR	25%	-£199,224,299	-£222,793,179	-£227,182,480	-£227,595,728	-£228,632,347	-£234,897,488	-£238,396,622
60% LAR : 40% CIR	30%	-£209,637,341	-£232,204,615	-£236,624,778	-£237,042,418	-£238,086,515	-£244,351,099	-£247,831,425
60% LAR : 40% CIR	35%	-£220,095,314	-£241,720,564	-£246,136,025	-£246,552,730	-£247,594,491	-£253,845,055	-£257,339,949
60% LAR : 40% CIR	40%	-£230,643,653	-£251,297,934	-£255,694,851	-£256,110,742	-£257,150,470	-£263,456,640	-£266,952,369
60% LAR : 40% CIR	45%	-£241,247,016	-£260,915,654	-£265,398,046	-£265,786,032	-£266,835,998	-£273,135,794	-£276,668,213
60% LAR : 40% CIR	50%	-£251,898,491	-£270,660,976	-£275,109,135	-£275,533,704	-£276,595,128	-£282,997,584	-£286,582,029

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£31,535,703	-£60,128,004	-£64,579,763	-£65,001,106	-£66,054,465	-£72,374,619	-£75,885,815
60% LAR : 40% CIR	5%	-£41,699,508	-£69,288,486	-£73,735,060	-£74,154,731	-£75,203,911	-£81,496,983	-£84,996,246
60% LAR : 40% CIR	10%	-£51,928,227	-£78,510,102	-£82,940,355	-£83,358,483	-£84,403,801	-£90,675,709	-£94,160,102
60% LAR : 40% CIR	15%	-£62,203,719	-£87,779,885	-£92,195,162	-£92,611,971	-£93,653,644	-£99,904,282	-£103,376,859
60% LAR : 40% CIR	20%	-£72,525,522	-£97,097,360	-£101,498,990	-£101,914,407	-£102,952,949	-£109,184,195	-£112,682,587
60% LAR : 40% CIR	25%	-£82,893,174	-£106,462,054	-£110,851,355	-£111,264,603	-£112,301,222	-£118,576,363	-£122,075,497
60% LAR : 40% CIR	30%	-£93,306,216	-£115,873,490	-£120,293,653	-£120,711,293	-£121,755,390	-£128,019,974	-£131,500,300
60% LAR : 40% CIR	35%	-£103,764,189	-£125,389,439	-£129,804,900	-£130,221,605	-£131,263,366	-£137,513,930	-£141,008,824
60% LAR : 40% CIR	40%	-£114,312,528	-£134,966,809	-£139,363,726	-£139,779,617	-£140,819,345	-£147,125,515	-£150,621,244
60% LAR : 40% CIR	45%	-£124,915,891	-£144,584,529	-£149,034,921	-£149,454,907	-£150,504,873	-£156,804,669	-£160,338,088
60% LAR : 40% CIR	50%	-£135,565,366	-£154,329,851	-£158,778,010	-£159,202,579	-£160,264,003	-£166,666,459	-£170,250,904

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,683,547	-£11,955,724	-£16,577,513	-£16,798,656	-£17,852,215	-£24,172,369	-£27,683,565
60% LAR : 40% CIR	5%	£6,502,742	-£21,086,236	-£25,532,810	-£25,952,481	-£27,001,661	-£33,296,733	-£36,793,996
60% LAR : 40% CIR	10%	-£3,725,977	-£30,307,852	-£34,738,105	-£35,156,233	-£36,201,551	-£42,473,459	-£45,957,852
60% LAR : 40% CIR	15%	-£14,001,469	-£39,577,635	-£43,992,912	-£44,409,621	-£45,451,394	-£51,702,032	-£55,174,609
60% LAR : 40% CIR	20%	-£24,323,272	-£48,895,110	-£53,296,740	-£53,712,157	-£54,750,699	-£60,981,945	-£64,480,337
60% LAR : 40% CIR	25%	-£34,690,924	-£58,259,804	-£62,649,105	-£63,062,353	-£64,098,972	-£70,374,113	-£73,873,247
60% LAR : 40% CIR	30%	-£45,103,966	-£67,671,240	-£72,091,403	-£72,509,043	-£73,553,140	-£79,817,724	-£83,298,050
60% LAR : 40% CIR	35%	-£55,561,939	-£77,187,189	-£81,602,650	-£82,019,355	-£83,061,116	-£89,311,680	-£92,806,574
60% LAR : 40% CIR	40%	-£66,110,278	-£86,764,559	-£91,161,476	-£91,577,367	-£92,617,095	-£98,923,265	-£102,418,994
60% LAR : 40% CIR	45%	-£76,713,641	-£96,382,279	-£100,832,671	-£101,252,657	-£102,302,623	-£108,602,419	-£112,135,838
60% LAR : 40% CIR	50%	-£87,363,116	-£106,127,601	-£110,575,760	-£111,000,329	-£112,061,753	-£118,464,209	-£122,058,654

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£73,643,172	£45,053,867	£40,602,112	£40,180,769	£39,127,410	£32,807,256	£29,296,060
60% LAR : 40% CIR	5%	£63,482,367	£35,893,389	£31,446,815	£31,027,144	£29,977,964	£23,682,892	£20,185,629
60% LAR : 40% CIR	10%	£53,253,648	£26,671,773	£22,241,520	£21,823,392	£20,778,074	£14,506,166	£11,021,773
60% LAR : 40% CIR	15%	£42,978,156	£17,401,990	£12,986,713	£12,570,004	£11,528,231	£5,277,593	£1,805,016
60% LAR : 40% CIR	20%	£32,656,353	£8,084,515	£3,682,885	£3,267,468	£2,228,926	-£4,002,320	-£7,500,712
60% LAR : 40% CIR	25%	£22,288,701	£1,280,179	-£3,669,480	-£4,083,728	-£7,119,347	-£13,394,486	-£16,893,622
60% LAR : 40% CIR	30%	£11,875,659	-£10,691,615	-£15,111,778	-£15,529,418	-£16,573,515	-£22,838,099	-£26,318,425
60% LAR : 40% CIR	35%	£1,417,686	-£20,207,564	-£24,623,025	-£25,039,730	-£26,081,491	-£32,332,055	-£35,826,949
60% LAR : 40% CIR	40%	-£9,030,653	-£29,774,934	-£34,171,851	-£34,587,742	-£35,627,470	-£41,943,640	-£45,449,369
60% LAR : 40% CIR	45%	-£19,734,016	-£39,402,654	-£43,853,046	-£44,273,032	-£45,322,998	-£51,622,794	-£55,156,213
60% LAR : 40% CIR	50%	-£30,383,491	-£49,147,976	-£53,596,135	-£54,020,704	-£55,082,128	-£61,484,584	-£65,079,029

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats	

Value Area	**Zone C - £1,050 psf**

No Units	**135**
Site Area	**1.04 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,420,175	£5,770,285	£3,710,996	£3,591,568	£3,293,000	£1,501,518	£491,103
60% LAR : 40% CIR	5%	£15,494,879	£4,276,250	£2,224,915	£2,105,950	£1,808,535	£3,492	-£1,018,321
60% LAR : 40% CIR	10%	£13,544,983	£2,768,192	£716,378	£596,029	£295,156	-£1,533,125	-£2,551,339
60% LAR : 40% CIR	15%	£11,581,698	£1,246,242	-£832,429	-£954,212	-£1,258,673	-£3,085,435	-£4,100,304
60% LAR : 40% CIR	20%	£9,605,154	-£313,324	-£2,406,979	-£2,528,399	-£2,831,947	-£4,653,236	-£5,665,064
60% LAR : 40% CIR	25%	£7,615,475	-£1,908,205	-£3,996,202	-£4,117,293	-£4,420,019	-£6,236,378	-£7,245,467
60% LAR : 40% CIR	30%	£5,612,792	-£3,516,993	-£5,599,952	-£5,720,750	-£6,022,744	-£7,834,713	-£8,841,361
60% LAR : 40% CIR	35%	£3,597,231	-£5,139,554	-£7,218,088	-£7,338,629	-£7,639,981	-£9,448,089	-£10,452,594
60% LAR : 40% CIR	40%	£1,568,920	-£6,775,750	-£8,850,468	-£8,970,786	-£9,271,583	-£11,076,361	-£12,079,015
60% LAR : 40% CIR	45%	-£491,089	-£8,425,445	-£10,496,947	-£10,617,078	-£10,917,407	-£12,719,376	-£13,720,470
60% LAR : 40% CIR	50%	-£2,605,530	-£10,088,502	-£12,157,385	-£12,277,364	-£12,577,310	-£14,376,987	-£15,376,807

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£81,895,056	-£96,834,445	-£97,493,294	-£97,619,152	-£98,311,721	-£99,983,510	-£102,913,567
60% LAR : 40% CIR	5%	-£85,909,852	-£97,126,480	-£99,179,815	-£99,298,781	-£99,596,196	-£101,401,238	-£102,423,052
60% LAR : 40% CIR	10%	-£87,859,748	-£98,630,539	-£100,688,352	-£100,808,702	-£101,109,575	-£102,937,856	-£103,956,970
60% LAR : 40% CIR	15%	-£89,823,032	-£100,158,469	-£102,237,199	-£102,358,943	-£102,663,403	-£104,490,166	-£105,505,034
60% LAR : 40% CIR	20%	-£91,799,577	-£101,718,054	-£103,811,710	-£103,933,130	-£104,236,678	-£106,057,967	-£107,069,794
60% LAR : 40% CIR	25%	-£93,789,256	-£103,312,936	-£105,400,933	-£105,522,024	-£105,824,749	-£107,641,109	-£108,650,198
60% LAR : 40% CIR	30%	-£95,791,938	-£104,921,724	-£107,004,683	-£107,125,481	-£107,427,475	-£109,239,443	-£110,246,092
60% LAR : 40% CIR	35%	-£97,807,499	-£106,544,285	-£108,622,819	-£108,743,360	-£109,044,712	-£110,852,820	-£111,857,325
60% LAR : 40% CIR	40%	-£99,835,819	-£108,180,481	-£110,255,199	-£110,375,517	-£110,676,314	-£112,481,091	-£113,483,746
60% LAR : 40% CIR	45%	-£101,896,819	-£109,830,176	-£111,901,678	-£112,021,809	-£112,322,138	-£114,124,107	-£115,125,201
60% LAR : 40% CIR	50%	-£104,010,261	-£111,493,233	-£113,562,116	-£113,682,095	-£113,982,041	-£115,781,717	-£116,781,538

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£61,395,469	-£53,810,170	-£55,274,488	-£55,793,553	-£56,082,462	-£57,885,284	-£58,886,283
60% LAR : 40% CIR	5%	-£43,890,582	-£55,109,211	-£57,160,546	-£57,279,512	-£57,576,927	-£59,381,969	-£60,403,783
60% LAR : 40% CIR	10%	-£45,840,479	-£56,617,270	-£58,669,083	-£58,789,432	-£59,090,306	-£60,918,587	-£61,936,801
60% LAR : 40% CIR	15%	-£47,803,763	-£58,138,210	-£60,217,940	-£60,339,674	-£60,644,134	-£62,470,897	-£63,485,765
60% LAR : 40% CIR	20%	-£49,780,308	-£59,698,785	-£61,792,441	-£61,913,861	-£62,217,409	-£64,038,698	-£65,050,525
60% LAR : 40% CIR	25%	-£51,769,988	-£61,293,666	-£63,381,664	-£63,502,754	-£63,805,480	-£65,621,840	-£66,630,929
60% LAR : 40% CIR	30%	-£53,772,669	-£62,902,455	-£64,985,414	-£65,106,211	-£65,408,206	-£67,220,174	-£68,226,822
60% LAR : 40% CIR	35%	-£55,788,230	-£64,525,016	-£66,603,550	-£66,724,091	-£67,025,442	-£68,833,550	-£69,838,055
60% LAR : 40% CIR	40%	-£57,816,541	-£66,161,212	-£68,235,929	-£68,356,248	-£68,657,044	-£70,461,822	-£71,464,476
60% LAR : 40% CIR	45%	-£59,876,550	-£67,810,906	-£69,882,409	-£70,002,540	-£70,302,869	-£72,104,837	-£73,105,931
60% LAR : 40% CIR	50%	-£61,990,992	-£69,473,964	-£71,542,847	-£71,662,826	-£71,962,771	-£73,762,448	-£74,762,269

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,564,444	-£36,204,330	-£38,469,670	-£38,983,547	-£39,651,415	-£40,417,098	-£41,421,203
60% LAR : 40% CIR	5%	-£26,479,736	-£37,698,365	-£39,749,700	-£39,868,666	-£40,166,080	-£41,971,123	-£42,992,937
60% LAR : 40% CIR	10%	-£28,429,633	-£39,206,423	-£41,258,237	-£41,378,586	-£41,679,460	-£43,507,741	-£44,525,954
60% LAR : 40% CIR	15%	-£30,392,917	-£40,727,373	-£42,807,044	-£42,928,828	-£43,233,288	-£45,060,051	-£46,074,919
60% LAR : 40% CIR	20%	-£32,369,462	-£42,287,939	-£44,381,595	-£44,503,015	-£44,806,562	-£46,627,851	-£47,639,679
60% LAR : 40% CIR	25%	-£34,359,140	-£43,882,820	-£45,970,818	-£46,091,908	-£46,394,634	-£48,210,993	-£49,220,083
60% LAR : 40% CIR	30%	-£36,361,823	-£45,491,608	-£47,574,568	-£47,695,365	-£47,997,360	-£49,809,328	-£50,815,976
60% LAR : 40% CIR	35%	-£38,377,384	-£47,114,169	-£49,192,703	-£49,313,245	-£49,614,596	-£51,422,704	-£52,427,209
60% LAR : 40% CIR	40%	-£40,405,695	-£48,750,365	-£50,825,083	-£50,945,401	-£51,246,198	-£53,050,976	-£54,053,630
60% LAR : 40% CIR	45%	-£42,465,704	-£50,400,060	-£52,471,563	-£52,591,694	-£52,892,022	-£54,693,991	-£55,695,085
60% LAR : 40% CIR	50%	-£44,580,146	-£52,063,117	-£54,132,000	-£54,251,980	-£54,551,925	-£56,351,602	-£57,351,423

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,923,071	-£15,823,067	-£17,482,399	-£17,991,778	-£18,193,346	-£19,891,558	-£20,902,243
60% LAR : 40% CIR	5%	-£5,898,467	-£17,117,096	-£19,168,431	-£19,287,397	-£19,584,811	-£21,389,854	-£22,411,667
60% LAR : 40% CIR	10%	-£7,848,363	-£18,625,154	-£20,676,968	-£20,797,317	-£21,098,190	-£22,926,471	-£23,944,685
60% LAR : 40% CIR	15%	-£9,811,648	-£20,147,104	-£22,225,775	-£22,347,559	-£22,652,019	-£24,478,781	-£25,493,650
60% LAR : 40% CIR	20%	-£11,788,192	-£21,706,670	-£23,800,325	-£23,921,746	-£24,225,293	-£26,046,582	-£27,058,410
60% LAR : 40% CIR	25%	-£13,777,871	-£23,301,551	-£25,389,548	-£25,510,639	-£25,813,365	-£27,629,724	-£28,638,813
60% LAR : 40% CIR	30%	-£15,780,554	-£24,910,339	-£26,993,299	-£27,114,096	-£27,416,091	-£29,228,059	-£30,234,707
60% LAR : 40% CIR	35%	-£17,796,115	-£26,532,900	-£28,611,434	-£28,731,976	-£29,033,327	-£30,841,435	-£31,845,940
60% LAR : 40% CIR	40%	-£19,824,426	-£28,169,096	-£30,243,814	-£30,364,132	-£30,664,929	-£32,469,707	-£33,472,361
60% LAR : 40% CIR	45%	-£21,884,435	-£29,818,791	-£31,890,293	-£32,010,425	-£32,310,753	-£34,112,722	-£35,113,816
60% LAR : 40% CIR	50%	-£23,998,877	-£31,481,848	-£33,550,731	-£33,670,710	-£33,970,656	-£35,770,333	-£36,770,154

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone C - £1,150 psf
No Units	**135**	**Sales value inflation**	**Base**
Site Area	**1.04 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£23,449,173	£11,769,379	£9,710,090	£9,590,662	£9,292,094	£7,500,682	£6,505,454
60% LAR : 40% CIR	5%	£21,226,908	£9,975,389	£7,924,054	£7,805,088	£7,507,674	£5,723,185	£4,731,802
60% LAR : 40% CIR	10%	£18,991,329	£8,167,376	£6,123,370	£6,004,830	£5,708,479	£3,930,370	£2,942,531
60% LAR : 40% CIR	15%	£16,742,563	£6,345,473	£4,308,177	£4,190,026	£3,894,648	£2,122,382	£1,136,494
60% LAR : 40% CIR	20%	£14,480,737	£4,509,810	£2,478,612	£2,360,815	£2,066,322	£267,448	-£719,992
60% LAR : 40% CIR	25%	£12,187,909	£2,660,522	£630,187	£510,916	£212,739	-£1,600,375	-£2,609,463
60% LAR : 40% CIR	30%	£9,880,398	£797,741	-£1,273,015	-£1,393,813	-£1,695,808	-£3,507,775	-£4,514,423
60% LAR : 40% CIR	35%	£7,560,007	-£1,121,683	-£3,200,218	-£3,320,759	-£3,622,110	-£5,430,219	-£6,434,724
60% LAR : 40% CIR	40%	£5,226,869	-£3,066,946	-£5,141,664	-£5,261,983	-£5,562,779	-£7,367,557	-£8,370,211
60% LAR : 40% CIR	45%	£2,881,107	-£5,025,708	-£7,097,211	-£7,217,343	-£7,517,670	-£9,319,639	-£10,320,733
60% LAR : 40% CIR	50%	£522,849	-£6,997,833	-£9,066,716	-£9,186,694	-£9,486,641	-£11,286,318	-£12,286,137

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,265,558	£29,836,224	£91,884,641	£91,814,060	£92,118,627	£93,994,005	£94,999,227
60% LAR : 40% CIR	5%	£80,177,823	£91,429,342	£93,480,676	£93,599,642	£93,897,057	£95,681,546	£96,672,929
60% LAR : 40% CIR	10%	£82,413,402	£93,237,355	£95,281,360	£95,399,901	£95,696,252	£97,474,351	£98,462,199
60% LAR : 40% CIR	15%	£84,662,167	£95,059,256	£97,096,554	£97,214,706	£97,510,083	£99,282,349	£100,268,237
60% LAR : 40% CIR	20%	£86,923,994	£96,894,921	£98,926,119	£99,043,916	£99,338,409	£101,117,282	£102,124,723
60% LAR : 40% CIR	25%	£89,216,821	£98,744,209	£100,774,544	£100,893,814	£101,191,992	£103,005,105	£104,014,193
60% LAR : 40% CIR	30%	£91,524,333	£100,606,960	£102,677,746	£102,798,544	£103,100,539	£104,912,506	£105,919,154
60% LAR : 40% CIR	35%	£93,844,723	£102,526,414	£104,604,949	£104,725,489	£105,028,841	£106,834,950	£107,839,455
60% LAR : 40% CIR	40%	£96,177,862	£104,471,677	£106,546,995	£106,666,714	£106,967,510	£108,772,288	£109,774,942
60% LAR : 40% CIR	45%	£98,523,624	£106,430,439	£108,501,942	£108,622,073	£108,922,401	£110,724,370	£111,725,464
60% LAR : 40% CIR	50%	£100,881,882	£108,402,564	£110,471,447	£110,591,425	£110,891,372	£112,691,049	£113,690,868

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£42,382,249	-£27,816,099	-£25,872,231	-£49,794,779	-£53,098,268	-£53,687,779	-£52,681,803
60% LAR : 40% CIR	5%	-£36,158,554	-£49,410,072	-£51,461,407	-£51,580,373	-£51,877,788	-£53,662,276	-£54,653,660
60% LAR : 40% CIR	10%	-£40,394,132	-£51,218,086	-£53,262,091	-£53,380,632	-£53,676,982	-£55,455,092	-£56,442,930
60% LAR : 40% CIR	15%	-£42,642,898	-£53,036,989	-£55,077,285	-£55,195,435	-£55,490,813	-£57,263,080	-£58,246,968
60% LAR : 40% CIR	20%	-£44,904,725	-£54,875,652	-£56,906,850	-£57,024,646	-£57,319,140	-£59,098,013	-£60,105,454
60% LAR : 40% CIR	25%	-£47,197,552	-£56,724,939	-£58,755,274	-£58,874,545	-£59,172,723	-£60,985,836	-£61,994,924
60% LAR : 40% CIR	30%	-£49,505,064	-£58,587,721	-£60,658,476	-£60,779,275	-£61,081,269	-£62,893,237	-£63,899,885
60% LAR : 40% CIR	35%	-£51,825,454	-£60,507,145	-£62,585,680	-£62,706,220	-£63,007,572	-£64,816,681	-£65,820,186
60% LAR : 40% CIR	40%	-£54,158,593	-£62,452,408	-£64,527,726	-£64,647,445	-£64,948,241	-£66,753,018	-£67,755,673
60% LAR : 40% CIR	45%	-£56,504,355	-£64,411,170	-£66,482,673	-£66,602,804	-£66,903,132	-£68,705,100	-£69,706,194
60% LAR : 40% CIR	50%	-£58,862,612	-£66,383,295	-£68,452,178	-£68,572,156	-£68,872,103	-£70,671,779	-£71,671,599

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,228,442	-£31,295,226	-£34,256,228	-£32,381,553	-£32,685,522	-£34,419,803	-£35,426,151
60% LAR : 40% CIR	5%	-£20,747,708	-£31,999,226	-£34,050,561	-£34,169,527	-£34,466,942	-£36,251,430	-£37,242,814
60% LAR : 40% CIR	10%	-£22,983,286	-£33,807,239	-£35,851,245	-£35,969,786	-£36,266,136	-£38,044,246	-£39,032,084
60% LAR : 40% CIR	15%	-£25,232,052	-£35,629,143	-£37,666,439	-£37,784,589	-£38,079,967	-£39,852,234	-£40,838,122
60% LAR : 40% CIR	20%	-£27,493,879	-£37,464,806	-£39,496,003	-£39,613,800	-£39,908,294	-£41,687,167	-£42,694,608
60% LAR : 40% CIR	25%	-£29,786,706	-£39,314,093	-£41,344,428	-£41,463,699	-£41,761,876	-£43,574,990	-£44,584,078
60% LAR : 40% CIR	30%	-£32,094,217	-£41,176,875	-£43,247,630	-£43,368,429	-£43,670,423	-£45,482,391	-£46,489,039
60% LAR : 40% CIR	35%	-£34,414,608	-£43,096,299	-£45,174,834	-£45,295,374	-£45,596,726	-£47,404,835	-£48,409,340
60% LAR : 40% CIR	40%	-£36,747,747	-£45,041,562	-£47,116,880	-£47,236,599	-£47,537,394	-£49,342,172	-£50,344,826
60% LAR : 40% CIR	45%	-£39,093,509	-£47,000,323	-£49,071,827	-£49,191,958	-£49,492,285	-£51,294,254	-£52,295,348
60% LAR : 40% CIR	50%	-£41,451,766	-£48,972,448	-£51,041,331	-£51,161,310	-£51,461,256	-£53,260,933	-£54,260,753

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,055,827	-£1,603,257	-£11,883,258	-£11,802,884	-£12,101,253	-£13,882,884	-£14,887,883
60% LAR : 40% CIR	5%	-£166,439	-£11,417,957	-£13,469,292	-£13,588,258	-£13,885,672	-£15,670,161	-£16,661,544
60% LAR : 40% CIR	10%	-£2,402,017	-£13,225,970	-£15,269,976	-£15,388,516	-£15,684,867	-£17,462,976	-£18,450,815
60% LAR : 40% CIR	15%	-£4,650,783	-£15,047,874	-£17,085,169	-£17,203,320	-£17,498,698	-£19,270,965	-£20,256,853
60% LAR : 40% CIR	20%	-£6,912,610	-£16,883,536	-£18,914,734	-£19,032,531	-£19,327,024	-£21,105,898	-£22,113,338
60% LAR : 40% CIR	25%	-£9,205,437	-£18,732,824	-£20,763,159	-£20,882,430	-£21,180,607	-£22,993,721	-£24,002,809
60% LAR : 40% CIR	30%	-£11,512,948	-£20,595,606	-£22,666,361	-£22,787,159	-£23,089,154	-£24,901,121	-£25,907,769
60% LAR : 40% CIR	35%	-£13,833,339	-£22,515,029	-£24,593,564	-£24,714,105	-£25,015,456	-£26,823,565	-£27,828,070
60% LAR : 40% CIR	40%	-£16,166,478	-£24,460,292	-£26,535,610	-£26,655,329	-£26,956,125	-£28,760,903	-£29,763,557
60% LAR : 40% CIR	45%	-£18,512,240	-£26,419,054	-£28,490,558	-£28,610,689	-£28,911,016	-£30,712,985	-£31,714,079
60% LAR : 40% CIR	50%	-£20,870,497	-£28,391,179	-£30,460,062	-£30,580,040	-£30,879,987	-£32,679,664	-£33,679,484

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats	

Value Area	**Zone C - £1,350 psf**

No Units	**135**
Site Area	**1.04 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£35,507,169	£23,728,220	£21,699,880	£21,582,248	£21,288,166	£19,498,870	£18,503,641
60% LAR : 40% CIR	5%	£32,682,004	£21,353,429	£19,322,332	£19,203,366	£18,905,952	£17,121,463	£16,130,080
60% LAR : 40% CIR	10%	£29,843,525	£18,964,826	£16,921,740	£16,803,199	£16,506,847	£14,728,738	£13,740,900
60% LAR : 40% CIR	15%	£26,991,860	£16,543,931	£14,506,636	£14,388,485	£14,093,108	£12,320,841	£11,336,248
60% LAR : 40% CIR	20%	£24,127,133	£14,108,360	£12,077,162	£11,959,364	£11,664,872	£9,897,916	£8,916,273
60% LAR : 40% CIR	25%	£21,249,471	£11,659,163	£9,633,454	£9,515,975	£9,222,280	£7,460,106	£6,481,121
60% LAR : 40% CIR	30%	£18,358,999	£9,196,472	£7,175,652	£7,058,457	£6,765,472	£5,007,559	£4,030,940
60% LAR : 40% CIR	35%	£15,455,842	£6,720,420	£4,703,892	£4,586,947	£4,294,586	£2,540,417	£1,565,877
60% LAR : 40% CIR	40%	£12,540,128	£4,231,139	£2,218,315	£2,101,585	£1,809,762	£49,298	-£952,604
60% LAR : 40% CIR	45%	£9,587,343	£1,728,763	-£297,739	-£417,870	-£718,197	-£2,520,166	-£3,521,260
60% LAR : 40% CIR	50%	£6,619,428	-£816,494	-£2,885,377	-£3,005,355	-£3,305,302	-£5,104,979	-£6,104,799

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£82,897,241	-£77,676,216	-£76,736,850	-£79,827,455	-£80,118,264	-£81,866,861	-£82,861,998
60% LAR : 40% CIR	5%	-£68,722,727	-£80,051,302	-£82,082,399	-£82,201,365	-£82,498,779	-£84,283,268	-£85,274,651
60% LAR : 40% CIR	10%	-£71,561,206	-£82,439,805	-£84,482,991	-£84,601,532	-£84,897,883	-£86,675,993	-£87,663,831
60% LAR : 40% CIR	15%	-£74,412,871	-£84,860,800	-£86,898,094	-£87,016,246	-£87,311,623	-£89,083,890	-£90,066,482
60% LAR : 40% CIR	20%	-£77,277,598	-£87,296,371	-£89,327,569	-£89,445,366	-£89,739,859	-£91,506,815	-£92,488,458
60% LAR : 40% CIR	25%	-£80,155,260	-£89,745,568	-£91,771,277	-£91,888,755	-£92,182,450	-£93,944,625	-£94,923,610
60% LAR : 40% CIR	30%	-£83,045,732	-£92,206,259	-£94,229,079	-£94,346,274	-£94,639,259	-£96,397,172	-£97,373,791
60% LAR : 40% CIR	35%	-£85,948,888	-£94,684,311	-£96,700,838	-£96,817,783	-£97,110,145	-£98,864,314	-£99,838,853
60% LAR : 40% CIR	40%	-£88,864,602	-£97,173,592	-£99,186,416	-£99,303,146	-£99,594,969	-£101,355,433	-£102,357,335
60% LAR : 40% CIR	45%	-£91,817,368	-£99,675,998	-£101,702,469	-£101,822,601	-£102,122,828	-£103,924,697	-£104,925,991
60% LAR : 40% CIR	50%	-£94,785,303	-£102,221,225	-£104,290,108	-£104,410,086	-£104,710,033	-£106,509,710	-£107,509,529

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,818,222	-£37,597,241	-£37,685,681	-£37,797,210	-£38,088,226	-£39,886,929	-£40,881,766
60% LAR : 40% CIR	5%	-£26,703,458	-£38,032,032	-£40,063,129	-£40,182,095	-£40,479,510	-£42,263,999	-£43,255,382
60% LAR : 40% CIR	10%	-£29,541,937	-£40,420,536	-£42,463,722	-£42,582,262	-£42,878,614	-£44,656,724	-£45,644,562
60% LAR : 40% CIR	15%	-£32,393,602	-£42,841,530	-£44,878,825	-£44,996,977	-£45,292,354	-£47,064,620	-£48,046,213
60% LAR : 40% CIR	20%	-£35,258,329	-£45,277,102	-£47,308,299	-£47,426,097	-£47,720,590	-£49,487,546	-£50,469,188
60% LAR : 40% CIR	25%	-£38,135,991	-£47,726,299	-£49,752,007	-£49,869,486	-£50,163,181	-£51,925,356	-£52,904,340
60% LAR : 40% CIR	30%	-£41,026,463	-£50,186,990	-£52,209,810	-£52,327,005	-£52,619,990	-£54,377,903	-£55,354,522
60% LAR : 40% CIR	35%	-£43,929,619	-£52,665,042	-£54,681,569	-£54,798,514	-£55,090,876	-£56,845,045	-£57,819,584
60% LAR : 40% CIR	40%	-£46,845,333	-£55,154,323	-£57,167,147	-£57,283,877	-£57,575,699	-£59,336,164	-£60,338,066
60% LAR : 40% CIR	45%	-£49,798,119	-£57,656,899	-£59,683,200	-£59,803,331	-£60,103,559	-£61,905,428	-£62,906,722
60% LAR : 40% CIR	50%	-£52,766,034	-£60,201,956	-£62,270,839	-£62,390,817	-£62,690,764	-£64,490,440	-£65,490,260

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,467,446	-£19,246,469	-£19,335,107	-£19,446,636	-£19,737,650	-£21,536,355	-£22,531,192
60% LAR : 40% CIR	5%	-£9,292,612	-£20,621,186	-£22,652,283	-£22,771,249	-£23,068,664	-£24,853,152	-£25,844,536
60% LAR : 40% CIR	10%	-£12,131,091	-£23,009,690	-£25,052,876	-£25,171,416	-£25,467,768	-£27,245,877	-£28,233,716
60% LAR : 40% CIR	15%	-£14,982,755	-£25,430,684	-£27,467,979	-£27,586,131	-£27,881,507	-£29,653,774	-£30,636,367
60% LAR : 40% CIR	20%	-£17,847,482	-£27,866,255	-£29,897,453	-£30,015,251	-£30,309,743	-£32,076,700	-£33,058,342
60% LAR : 40% CIR	25%	-£20,725,145	-£30,315,453	-£32,341,161	-£32,458,640	-£32,752,335	-£34,514,510	-£35,493,494
60% LAR : 40% CIR	30%	-£23,615,617	-£32,776,144	-£34,798,964	-£34,916,159	-£35,209,144	-£36,967,057	-£37,943,676
60% LAR : 40% CIR	35%	-£26,518,773	-£35,254,196	-£37,270,723	-£37,387,668	-£37,680,030	-£39,434,199	-£40,408,738
60% LAR : 40% CIR	40%	-£29,434,487	-£37,743,476	-£39,756,301	-£39,873,031	-£40,164,853	-£41,925,318	-£42,927,220
60% LAR : 40% CIR	45%	-£32,387,273	-£40,245,853	-£42,272,354	-£42,392,485	-£42,692,713	-£44,494,582	-£45,495,876
60% LAR : 40% CIR	50%	-£35,355,188	-£42,791,109	-£44,859,993	-£44,979,971	-£45,279,917	-£47,079,594	-£48,079,414

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,113,823	£2,334,874	£306,534	£188,902	-£105,190	-£1,894,476	-£2,889,226
60% LAR : 40% CIR	5%	£11,288,657	-£39,917	-£2,071,014	-£2,189,960	-£2,487,395	-£4,271,883	-£5,263,267
60% LAR : 40% CIR	10%	£8,450,179	-£2,426,521	-£4,471,607	-£4,590,147	-£4,886,499	-£6,664,608	-£7,652,447
60% LAR : 40% CIR	15%	£5,598,514	-£4,849,415	-£6,886,710	-£7,004,861	-£7,300,238	-£9,072,505	-£10,057,098
60% LAR : 40% CIR	20%	£2,733,787	-£7,284,986	-£9,316,184	-£9,433,982	-£9,728,474	-£11,495,430	-£12,477,073
60% LAR : 40% CIR	25%	-£143,876	-£9,734,183	-£11,759,892	-£11,877,371	-£12,171,066	-£13,933,240	-£14,912,225
60% LAR : 40% CIR	30%	-£3,034,347	-£12,196,875	-£14,217,694	-£14,334,889	-£14,627,875	-£16,385,787	-£17,362,406
60% LAR : 40% CIR	35%	-£5,937,504	-£14,672,927	-£16,689,454	-£16,806,399	-£17,098,760	-£18,852,930	-£19,827,469
60% LAR : 40% CIR	40%	-£8,853,218	-£17,162,207	-£19,175,031	-£19,291,761	-£19,583,584	-£21,344,048	-£22,345,951
60% LAR : 40% CIR	45%	-£11,806,004	-£19,664,584	-£21,691,085	-£21,811,216	-£22,111,443	-£23,913,312	-£24,914,606
60% LAR : 40% CIR	50%	-£14,773,918	-£22,209,840	-£24,278,723	-£24,398,702	-£24,698,648	-£26,498,325	-£27,498,145

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone C - £1,500 psf
No Units	135	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£44,550,667	£32,627,111	£30,598,771	£30,481,138	£30,187,057	£28,422,568	£27,442,296
60% LAR : 40% CIR	5%	£41,273,326	£29,807,375	£27,786,870	£27,669,692	£27,376,747	£25,619,077	£24,642,594
60% LAR : 40% CIR	10%	£37,982,673	£26,973,828	£24,960,541	£24,843,782	£24,551,884	£22,800,498	£21,827,506
60% LAR : 40% CIR	15%	£34,678,833	£24,126,597	£22,119,920	£22,003,545	£21,712,606	£19,966,975	£18,985,093
60% LAR : 40% CIR	20%	£31,361,930	£21,265,815	£19,265,144	£19,149,117	£18,859,050	£17,096,828	£16,115,185
60% LAR : 40% CIR	25%	£28,032,094	£18,391,612	£16,382,434	£16,264,956	£15,971,260	£14,209,087	£13,230,101
60% LAR : 40% CIR	30%	£24,689,447	£15,495,520	£13,474,699	£13,357,505	£13,064,520	£11,306,606	£10,329,988
60% LAR : 40% CIR	35%	£21,334,116	£12,569,535	£10,553,008	£10,436,063	£10,143,702	£8,389,532	£7,414,994
60% LAR : 40% CIR	40%	£17,966,226	£9,630,323	£7,617,499	£7,500,770	£7,208,946	£5,458,009	£4,485,266
60% LAR : 40% CIR	45%	£14,585,905	£6,678,015	£4,668,309	£4,551,761	£4,260,393	£2,512,180	£1,540,951
60% LAR : 40% CIR	50%	£11,191,862	£3,712,742	£1,705,578	£1,589,178	£1,298,181	-£468,974	-£1,468,795

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£58,055,954	-£69,777,509	-£70,905,850	-£70,923,293	-£71,317,874	-£72,862,163	-£73,522,434
60% LAR : 40% CIR	5%	-£60,131,405	-£71,597,355	-£73,617,861	-£73,735,039	-£74,027,984	-£75,785,654	-£76,762,137
60% LAR : 40% CIR	10%	-£63,422,058	-£74,430,903	-£76,444,189	-£76,560,948	-£76,852,846	-£78,604,233	-£79,577,225
60% LAR : 40% CIR	15%	-£66,725,898	-£77,278,134	-£79,284,811	-£79,401,186	-£79,692,125	-£81,437,756	-£82,419,638
60% LAR : 40% CIR	20%	-£70,042,800	-£80,138,916	-£82,139,587	-£82,255,614	-£82,545,680	-£84,307,903	-£85,289,546
60% LAR : 40% CIR	25%	-£73,372,637	-£83,013,118	-£85,022,297	-£85,139,775	-£85,433,470	-£87,195,844	-£88,174,629
60% LAR : 40% CIR	30%	-£76,715,284	-£85,909,211	-£87,930,032	-£88,047,225	-£88,340,211	-£90,096,125	-£91,074,742
60% LAR : 40% CIR	35%	-£80,070,614	-£88,835,195	-£90,851,723	-£90,968,668	-£91,261,028	-£93,015,198	-£93,989,737
60% LAR : 40% CIR	40%	-£83,438,504	-£91,774,408	-£93,787,232	-£93,903,961	-£94,195,785	-£95,946,722	-£96,919,465
60% LAR : 40% CIR	45%	-£86,818,826	-£94,729,716	-£96,736,421	-£96,852,969	-£97,144,338	-£98,862,550	-£99,863,780
60% LAR : 40% CIR	50%	-£90,212,869	-£97,691,988	-£99,699,152	-£99,815,552	-£100,106,550	-£101,873,705	-£102,873,526

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,695,299	-£25,756,287	-£28,788,687	-£28,954,924	-£29,398,805	-£32,862,885	-£34,742,868
60% LAR : 40% CIR	5%	-£18,112,138	-£29,578,086	-£31,598,591	-£31,715,770	-£32,008,715	-£33,766,385	-£34,742,868
60% LAR : 40% CIR	10%	-£21,402,789	-£32,411,634	-£34,424,920	-£34,541,679	-£34,833,577	-£36,584,964	-£37,557,956
60% LAR : 40% CIR	15%	-£24,706,629	-£35,258,865	-£37,265,542	-£37,381,917	-£37,672,856	-£39,418,487	-£40,400,369
60% LAR : 40% CIR	20%	-£28,023,531	-£38,119,648	-£40,120,317	-£40,236,345	-£40,526,411	-£42,288,634	-£43,270,277
60% LAR : 40% CIR	25%	-£31,353,368	-£40,993,849	-£43,003,027	-£43,120,506	-£43,414,201	-£45,176,575	-£46,155,360
60% LAR : 40% CIR	30%	-£34,696,015	-£43,889,941	-£45,910,762	-£46,027,956	-£46,320,941	-£48,076,855	-£49,055,473
60% LAR : 40% CIR	35%	-£38,051,345	-£46,815,926	-£48,832,453	-£48,949,398	-£49,241,759	-£50,995,929	-£51,970,467
60% LAR : 40% CIR	40%	-£41,419,235	-£49,755,138	-£51,767,963	-£51,884,692	-£52,176,515	-£53,927,453	-£54,900,196
60% LAR : 40% CIR	45%	-£44,799,557	-£52,707,447	-£54,717,152	-£54,833,700	-£55,125,069	-£56,873,281	-£57,844,510
60% LAR : 40% CIR	50%	-£48,193,599	-£55,672,719	-£57,679,883	-£57,796,283	-£58,087,281	-£59,854,436	-£60,854,257

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,578,051	-£3,347,004	-£11,078,845	-£11,483,478	-£11,797,856	-£13,552,948	-£14,532,319
60% LAR : 40% CIR	5%	-£701,290	-£12,167,240	-£14,187,745	-£14,304,924	-£14,597,868	-£16,355,538	-£17,332,021
60% LAR : 40% CIR	10%	-£3,991,943	-£15,000,788	-£17,014,074	-£17,130,833	-£17,422,731	-£19,174,118	-£20,147,110
60% LAR : 40% CIR	15%	-£7,295,783	-£17,848,019	-£19,854,695	-£19,971,071	-£20,262,010	-£22,007,641	-£22,989,523
60% LAR : 40% CIR	20%	-£10,612,685	-£20,708,800	-£22,709,471	-£22,825,498	-£23,115,565	-£24,877,788	-£25,859,430
60% LAR : 40% CIR	25%	-£13,942,522	-£23,583,003	-£25,592,181	-£25,709,660	-£26,003,355	-£27,765,728	-£28,744,514
60% LAR : 40% CIR	30%	-£17,285,168	-£26,479,095	-£28,499,916	-£28,617,110	-£28,910,096	-£30,666,009	-£31,644,627
60% LAR : 40% CIR	35%	-£20,640,499	-£29,405,080	-£31,421,607	-£31,538,552	-£31,830,913	-£33,585,083	-£34,559,621
60% LAR : 40% CIR	40%	-£24,008,389	-£32,344,292	-£34,357,117	-£34,473,845	-£34,765,669	-£36,516,607	-£37,489,349
60% LAR : 40% CIR	45%	-£27,388,711	-£35,296,600	-£37,306,306	-£37,422,854	-£37,714,222	-£39,462,435	-£40,433,664
60% LAR : 40% CIR	50%	-£30,782,753	-£38,261,873	-£40,269,037	-£40,385,437	-£40,676,435	-£42,443,590	-£43,443,410

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,157,320	£11,233,765	£9,205,425	£9,087,792	£8,793,711	£7,029,222	£6,048,950
60% LAR : 40% CIR	5%	£19,879,979	£8,414,029	£6,393,524	£6,276,345	£5,983,401	£4,225,731	£3,249,248
60% LAR : 40% CIR	10%	£16,589,327	£5,580,481	£3,567,195	£3,450,436	£3,158,538	£1,407,152	£434,160
60% LAR : 40% CIR	15%	£13,285,487	£2,733,250	£726,574	£610,198	£319,260	-£1,436,371	-£2,398,263
60% LAR : 40% CIR	20%	£9,968,584	-£127,531	-£2,128,202	-£2,244,229	-£2,534,266	-£4,296,519	-£5,278,161
60% LAR : 40% CIR	25%	£6,638,748	-£3,001,734	-£5,010,812	-£5,128,391	-£5,422,086	-£7,184,259	-£8,163,245
60% LAR : 40% CIR	30%	£3,296,101	-£5,867,826	-£7,918,647	-£8,035,841	-£8,328,826	-£10,086,740	-£11,063,358
60% LAR : 40% CIR	35%	-£59,230	-£8,823,811	-£10,840,338	-£10,957,283	-£11,249,644	-£13,003,814	-£13,978,352
60% LAR : 40% CIR	40%	-£3,427,120	-£11,763,023	-£13,775,847	-£13,892,576	-£14,184,400	-£15,935,337	-£16,908,080
60% LAR : 40% CIR	45%	-£7,807,442	-£14,715,331	-£16,725,037	-£16,841,585	-£17,132,953	-£18,881,166	-£19,852,395
60% LAR : 40% CIR	50%	-£10,201,484	-£17,680,604	-£19,687,768	-£19,804,168	-£20,095,166	-£21,862,320	-£22,862,141

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats	
No Units	**135**
Site Area	**1.04 Ha**

Value Area	Zone C - £1,750 psf
Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£59,527,144	£47,458,595	£45,430,254	£45,312,622	£45,018,540	£43,254,052	£42,273,781
60% LAR : 40% CIR	5%	£55,515,685	£43,897,285	£41,876,780	£41,759,601	£41,466,657	£39,708,987	£38,732,503
60% LAR : 40% CIR	10%	£51,491,114	£40,322,163	£38,308,877	£38,192,118	£37,900,220	£36,148,833	£35,175,841
60% LAR : 40% CIR	15%	£47,453,554	£36,733,358	£34,726,682	£34,610,306	£34,319,368	£32,573,735	£31,603,941
60% LAR : 40% CIR	20%	£43,403,129	£33,131,002	£31,130,331	£31,014,304	£30,724,237	£28,983,836	£28,016,946
60% LAR : 40% CIR	25%	£39,336,465	£29,515,225	£27,519,961	£27,404,248	£27,114,967	£25,379,276	£24,415,004
60% LAR : 40% CIR	30%	£35,240,194	£25,886,157	£23,895,708	£23,780,275	£23,491,693	£21,760,199	£20,798,259
60% LAR : 40% CIR	35%	£31,131,238	£22,243,929	£20,257,708	£20,142,521	£19,854,554	£18,126,747	£17,163,521
60% LAR : 40% CIR	40%	£27,009,724	£18,588,672	£16,606,097	£16,491,123	£16,203,686	£14,456,649	£13,483,906
60% LAR : 40% CIR	45%	£22,875,778	£14,920,515	£12,917,062	£12,800,515	£12,509,146	£10,760,934	£9,789,705
60% LAR : 40% CIR	50%	£18,729,524	£11,211,610	£9,204,445	£9,088,046	£8,797,047	£7,051,058	£6,081,064

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£41,277,457	£33,946,228	£25,978,477	£26,067,129	£25,936,291	£25,199,079	£25,120,955
60% LAR : 40% CIR	5%	£45,889,046	£57,507,446	£59,527,951	£59,645,129	£59,938,074	£61,695,744	£62,672,228
60% LAR : 40% CIR	10%	£49,913,617	£61,082,568	£63,095,854	£63,212,613	£63,504,511	£65,255,898	£66,228,890
60% LAR : 40% CIR	15%	£53,951,177	£64,671,373	£66,678,049	£66,794,424	£67,085,363	£68,830,995	£69,800,790
60% LAR : 40% CIR	20%	£58,001,602	£68,273,728	£70,274,400	£70,390,426	£70,680,494	£72,420,894	£73,387,785
60% LAR : 40% CIR	25%	£62,068,266	£71,889,505	£73,884,770	£74,000,483	£74,289,764	£76,025,455	£76,989,727
60% LAR : 40% CIR	30%	£66,164,537	£75,518,574	£77,509,023	£77,624,456	£77,913,038	£79,644,532	£80,606,472
60% LAR : 40% CIR	35%	£70,273,493	£79,160,802	£81,147,023	£81,262,210	£81,550,177	£83,277,983	£84,241,210
60% LAR : 40% CIR	40%	£74,395,907	£82,816,059	£84,798,633	£84,913,608	£85,201,045	£86,948,081	£87,920,824
60% LAR : 40% CIR	45%	£78,528,953	£86,484,216	£88,467,668	£88,604,215	£89,895,585	£90,643,797	£91,615,026
60% LAR : 40% CIR	50%	£82,675,207	£90,193,121	£92,200,286	£92,316,695	£92,607,684	£94,353,672	£95,323,666

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£141,682	-£11,926,228	-£13,956,287	-£14,027,940	-£14,268,922	-£16,141,475	-£17,111,471
60% LAR : 40% CIR	5%	-£3,889,777	-£15,488,176	-£17,508,682	-£17,625,860	-£17,918,805	-£19,676,475	-£20,652,959
60% LAR : 40% CIR	10%	-£7,894,347	-£19,063,299	-£21,076,585	-£21,193,344	-£21,485,242	-£23,236,828	-£24,209,621
60% LAR : 40% CIR	15%	-£11,931,907	-£22,652,103	-£24,658,780	-£24,775,155	-£25,066,094	-£26,811,726	-£27,781,521
60% LAR : 40% CIR	20%	-£15,982,333	-£26,254,459	-£28,255,131	-£28,371,157	-£28,661,225	-£30,401,625	-£31,368,515
60% LAR : 40% CIR	25%	-£20,048,997	-£29,870,236	-£31,865,500	-£31,981,214	-£32,270,495	-£34,006,186	-£34,970,458
60% LAR : 40% CIR	30%	-£24,145,268	-£33,499,305	-£35,489,754	-£35,605,187	-£35,893,769	-£37,625,263	-£38,587,203
60% LAR : 40% CIR	35%	-£28,254,224	-£37,141,532	-£39,127,753	-£39,242,941	-£39,530,908	-£41,258,714	-£42,221,940
60% LAR : 40% CIR	40%	-£32,375,638	-£40,796,790	-£42,779,364	-£42,894,339	-£43,181,776	-£44,928,812	-£45,901,555
60% LAR : 40% CIR	45%	-£36,509,684	-£44,464,946	-£46,448,399	-£46,584,946	-£47,876,315	-£48,624,528	-£49,595,756
60% LAR : 40% CIR	50%	-£40,655,938	-£48,173,851	-£50,181,017	-£50,297,416	-£50,588,414	-£52,334,403	-£53,304,397

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,552,528	£5,483,980	£3,455,639	£3,338,006	£3,043,925	£1,279,437	£299,165
60% LAR : 40% CIR	5%	£13,541,069	£1,922,670	-£97,838	-£215,014	-£507,959	-£2,265,629	-£3,242,113
60% LAR : 40% CIR	10%	£9,516,499	-£1,852,453	-£3,865,739	-£3,782,498	-£4,074,396	-£5,825,782	-£6,798,774
60% LAR : 40% CIR	15%	£5,478,939	-£5,241,257	-£7,247,934	-£7,364,309	-£7,655,248	-£9,400,880	-£10,370,675
60% LAR : 40% CIR	20%	£1,428,513	-£9,843,613	-£10,844,285	-£10,960,311	-£11,250,379	-£12,990,779	-£13,957,669
60% LAR : 40% CIR	25%	-£2,635,151	-£12,459,390	-£14,454,654	-£14,570,368	-£14,859,649	-£16,595,339	-£17,559,611
60% LAR : 40% CIR	30%	-£6,734,422	-£16,088,458	-£18,078,908	-£18,194,341	-£18,482,923	-£20,214,416	-£21,176,357
60% LAR : 40% CIR	35%	-£10,843,377	-£19,730,686	-£21,716,907	-£21,832,094	-£22,120,062	-£23,847,868	-£24,811,094
60% LAR : 40% CIR	40%	-£14,964,892	-£23,385,944	-£25,368,518	-£25,483,493	-£25,770,930	-£27,517,966	-£28,490,709
60% LAR : 40% CIR	45%	-£19,098,838	-£27,054,100	-£29,057,553	-£29,174,100	-£29,465,469	-£31,213,682	-£32,184,910
60% LAR : 40% CIR	50%	-£23,245,092	-£30,763,005	-£32,770,170	-£32,886,569	-£33,177,568	-£34,923,557	-£35,893,551

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,133,798	£26,065,249	£24,036,908	£23,919,276	£23,625,194	£21,860,706	£20,880,434
60% LAR : 40% CIR	5%	£34,122,339	£22,503,939	£20,483,434	£20,366,255	£20,073,310	£18,315,640	£17,339,156
60% LAR : 40% CIR	10%	£30,097,768	£18,928,817	£16,915,530	£16,798,771	£16,506,874	£14,755,487	£13,782,495
60% LAR : 40% CIR	15%	£26,060,208	£15,340,012	£13,333,336	£13,216,960	£12,926,021	£11,180,389	£10,210,594
60% LAR : 40% CIR	20%	£22,009,782	£11,737,656	£9,736,984	£9,620,958	£9,330,891	£7,590,490	£6,623,600
60% LAR : 40% CIR	25%	£17,943,119	£8,121,879	£6,126,615	£6,010,902	£5,721,621	£3,985,930	£3,021,658
60% LAR : 40% CIR	30%	£13,846,847	£4,492,811	£2,502,361	£2,386,928	£2,098,347	£366,853	-£595,088
60% LAR : 40% CIR	35%	£9,737,892	£850,583	-£1,135,638	-£1,250,825	-£1,538,792	-£3,266,599	-£4,229,825
60% LAR : 40% CIR	40%	£5,616,377	-£2,804,674	-£4,787,249	-£4,902,223	-£5,189,660	-£6,936,697	-£7,909,440
60% LAR : 40% CIR	45%	£1,482,431	-£8,472,631	-£9,476,284	-£9,592,831	-£9,884,200	-£10,632,413	-£11,603,641
60% LAR : 40% CIR	50%	-£2,683,822	-£10,181,736	-£12,188,901	-£12,305,300	-£12,596,299	-£14,342,288	-£15,312,282

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone C - £1,900 psf
No Units	135	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£68,503,573	£56,357,485	£54,329,145	£54,211,512	£53,917,430	£52,152,942	£51,172,671
60% LAR : 40% CIR	5%	£64,043,293	£52,351,230	£50,330,725	£50,213,547	£49,920,602	£48,162,932	£47,186,449
60% LAR : 40% CIR	10%	£59,569,900	£48,331,164	£46,317,878	£46,201,119	£45,909,221	£44,157,835	£43,184,843
60% LAR : 40% CIR	15%	£55,083,519	£44,297,415	£42,290,738	£42,174,363	£41,883,424	£40,137,793	£39,167,997
60% LAR : 40% CIR	20%	£50,584,272	£40,250,114	£38,249,443	£38,133,417	£37,843,349	£36,102,948	£35,136,059
60% LAR : 40% CIR	25%	£46,072,285	£36,189,392	£34,194,128	£34,078,416	£33,789,134	£32,053,444	£31,089,171
60% LAR : 40% CIR	30%	£41,547,680	£32,115,381	£30,124,931	£30,009,498	£29,720,916	£27,989,422	£27,027,481
60% LAR : 40% CIR	35%	£37,009,511	£28,028,208	£26,041,987	£25,926,800	£25,638,832	£23,911,026	£22,951,134
60% LAR : 40% CIR	40%	£32,435,622	£23,928,006	£21,945,432	£21,830,457	£21,543,020	£19,818,397	£18,860,273
60% LAR : 40% CIR	45%	£27,849,701	£19,814,904	£17,835,403	£17,720,606	£17,433,616	£15,710,186	£14,738,957
60% LAR : 40% CIR	50%	£23,251,272	£15,689,035	£13,703,765	£13,587,366	£13,296,368	£11,550,379	£10,580,385

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£42,901,135	-£45,047,246	-£47,075,586	-£47,191,219	-£47,487,300	-£49,251,788	-£50,222,060
60% LAR : 40% CIR	5%	-£37,361,438	-£49,053,500	-£51,074,006	-£51,191,183	-£51,484,129	-£53,241,799	-£54,218,282
60% LAR : 40% CIR	10%	-£41,834,831	-£53,073,267	-£55,086,853	-£55,203,612	-£55,495,510	-£57,246,896	-£58,219,888
60% LAR : 40% CIR	15%	-£46,321,212	-£57,107,316	-£59,113,992	-£59,230,368	-£59,521,307	-£61,266,938	-£62,236,734
60% LAR : 40% CIR	20%	-£50,820,459	-£61,154,617	-£63,155,288	-£63,271,314	-£63,561,382	-£65,301,783	-£66,268,672
60% LAR : 40% CIR	25%	-£55,332,446	-£65,215,338	-£67,210,603	-£67,326,315	-£67,615,597	-£69,351,287	-£70,315,560
60% LAR : 40% CIR	30%	-£59,857,051	-£69,289,350	-£71,279,799	-£71,395,232	-£71,683,815	-£73,415,309	-£74,377,249
60% LAR : 40% CIR	35%	-£64,395,220	-£73,376,523	-£75,362,744	-£75,477,931	-£75,765,898	-£77,493,705	-£78,453,597
60% LAR : 40% CIR	40%	-£68,968,908	-£77,478,725	-£79,459,299	-£79,574,274	-£79,861,711	-£81,586,334	-£82,544,457
60% LAR : 40% CIR	45%	-£73,555,030	-£81,580,827	-£83,569,328	-£83,684,124	-£83,971,114	-£85,694,545	-£86,665,774
60% LAR : 40% CIR	50%	-£78,153,459	-£85,715,696	-£87,700,966	-£87,817,365	-£88,108,363	-£89,854,352	-£90,824,346

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,118,111	-£3,027,277	-£5,056,917	-£5,172,550	-£5,468,631	-£7,233,119	-£8,203,391
60% LAR : 40% CIR	5%	£4,657,831	-£7,034,231	-£9,054,737	-£9,171,914	-£9,464,860	-£11,222,530	-£12,199,013
60% LAR : 40% CIR	10%	£184,438	-£11,054,298	-£13,067,884	-£13,184,643	-£13,476,541	-£15,227,927	-£16,200,919
60% LAR : 40% CIR	15%	-£4,301,943	-£15,086,047	-£17,094,723	-£17,211,098	-£17,502,037	-£19,247,668	-£20,217,464
60% LAR : 40% CIR	20%	-£8,801,189	-£19,135,348	-£21,136,019	-£21,252,045	-£21,542,112	-£23,282,514	-£24,249,403
60% LAR : 40% CIR	25%	-£13,313,177	-£23,196,069	-£25,191,333	-£25,307,046	-£25,596,328	-£27,332,017	-£28,296,290
60% LAR : 40% CIR	30%	-£17,837,782	-£27,270,081	-£29,260,530	-£29,375,963	-£29,664,546	-£31,396,040	-£32,357,980
60% LAR : 40% CIR	35%	-£22,375,951	-£31,357,254	-£33,343,475	-£33,458,662	-£33,746,629	-£35,474,436	-£36,434,328
60% LAR : 40% CIR	40%	-£26,949,639	-£35,457,455	-£37,440,030	-£37,555,005	-£37,842,442	-£39,567,064	-£40,525,188
60% LAR : 40% CIR	45%	-£31,535,760	-£39,570,557	-£41,550,059	-£41,664,855	-£41,951,845	-£43,675,276	-£44,646,505
60% LAR : 40% CIR	50%	-£36,134,189	-£43,696,427	-£45,681,697	-£45,798,096	-£46,089,094	-£47,835,082	-£48,805,076

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,528,957	£14,382,869	£12,354,529	£12,236,897	£11,942,815	£10,178,327	£9,198,056
60% LAR : 40% CIR	5%	£22,068,677	£10,376,615	£8,356,110	£8,238,932	£7,945,986	£6,188,316	£5,211,833
60% LAR : 40% CIR	10%	£17,595,285	£6,356,548	£4,343,262	£4,226,503	£3,934,605	£2,183,220	£1,210,228
60% LAR : 40% CIR	15%	£13,108,904	£2,322,800	£316,123	£199,748	-£91,191	-£1,836,822	-£2,806,618
60% LAR : 40% CIR	20%	£8,609,657	-£1,724,502	-£3,725,172	-£3,841,199	-£4,131,266	-£5,871,668	-£6,838,557
60% LAR : 40% CIR	25%	£4,097,669	-£5,785,423	-£7,780,487	-£7,896,199	-£8,185,482	-£9,921,171	-£10,885,444
60% LAR : 40% CIR	30%	-£428,536	-£9,859,235	-£11,849,684	-£11,965,117	-£12,253,700	-£13,985,194	-£14,947,134
60% LAR : 40% CIR	35%	-£4,965,104	-£13,946,408	-£15,932,629	-£16,047,816	-£16,335,783	-£18,063,589	-£19,023,482
60% LAR : 40% CIR	40%	-£9,538,793	-£18,046,609	-£20,029,184	-£20,144,158	-£20,431,595	-£22,156,218	-£23,114,342
60% LAR : 40% CIR	45%	-£14,124,914	-£22,159,711	-£24,139,212	-£24,254,009	-£24,540,999	-£26,264,429	-£27,235,658
60% LAR : 40% CIR	50%	-£18,723,343	-£26,285,581	-£28,270,851	-£28,387,250	-£28,678,247	-£30,424,236	-£31,394,230

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£47,110,227	£34,964,138	£32,935,798	£32,818,166	£32,524,084	£30,759,596	£29,779,325
60% LAR : 40% CIR	5%	£42,649,946	£30,957,884	£28,937,379	£28,820,201	£28,527,256	£26,769,586	£25,793,103
60% LAR : 40% CIR	10%	£38,176,554	£26,937,818	£24,924,531	£24,807,772	£24,515,874	£22,764,489	£21,791,497
60% LAR : 40% CIR	15%	£33,690,173	£22,904,069	£20,897,392	£20,781,017	£20,490,078	£18,744,447	£17,774,651
60% LAR : 40% CIR	20%	£29,190,926	£18,856,768	£16,856,097	£16,740,071	£16,450,003	£14,709,602	£13,742,712
60% LAR : 40% CIR	25%	£24,678,939	£14,796,046	£12,800,782	£12,685,070	£12,395,788	£10,660,098	£9,695,825
60% LAR : 40% CIR	30%	£20,154,334	£10,722,035	£8,731,585	£8,616,152	£8,327,570	£6,596,076	£5,634,135
60% LAR : 40% CIR	35%	£15,616,165	£6,634,861	£4,648,641	£4,533,453	£4,245,486	£2,517,680	£1,557,787
60% LAR : 40% CIR	40%	£11,042,476	£2,534,660	£552,085	£437,111	£149,674	-£1,574,949	-£2,533,073
60% LAR : 40% CIR	45%	£6,456,355	-£1,576,442	-£3,557,943	-£3,672,740	-£3,959,730	-£5,683,160	-£6,654,390
60% LAR : 40% CIR	50%	£1,857,926	-£5,704,311	-£7,689,581	-£7,805,980	-£8,096,978	-£9,842,967	-£10,812,961

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone C - £2,000 psf
No Units	135	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£74,487,859	£62,254,095	£60,256,238	£60,140,374	£59,850,024	£58,085,536	£57,105,264
60% LAR : 40% CIR	5%	£69,728,365	£57,969,816	£55,966,689	£55,849,511	£55,556,566	£53,798,896	£52,822,412
60% LAR : 40% CIR	10%	£64,955,758	£53,670,498	£51,657,212	£51,540,453	£51,248,555	£49,497,169	£48,524,176
60% LAR : 40% CIR	15%	£60,170,162	£49,340,119	£47,333,443	£47,217,067	£46,926,128	£45,180,497	£44,210,701
60% LAR : 40% CIR	20%	£55,371,702	£44,996,189	£42,995,518	£42,879,491	£42,589,424	£40,849,023	£39,882,134
60% LAR : 40% CIR	25%	£50,560,500	£40,638,838	£38,643,574	£38,527,861	£38,238,580	£36,502,889	£35,538,617
60% LAR : 40% CIR	30%	£45,736,680	£36,268,196	£34,277,747	£34,162,314	£33,873,731	£32,142,237	£31,180,297
60% LAR : 40% CIR	35%	£40,900,368	£31,884,394	£29,898,172	£29,782,985	£29,495,018	£27,767,211	£26,807,319
60% LAR : 40% CIR	40%	£36,051,686	£27,487,562	£25,504,988	£25,390,013	£25,102,576	£23,377,952	£22,419,828
60% LAR : 40% CIR	45%	£31,165,649	£23,077,831	£21,098,329	£20,983,533	£20,696,543	£18,974,605	£18,017,972
60% LAR : 40% CIR	50%	£26,265,771	£18,655,331	£16,678,332	£16,563,682	£16,277,057	£14,549,925	£13,579,932

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£29,916,472	-£29,150,838	-£41,146,483	-£41,254,357	-£41,564,707	-£43,319,166	-£44,229,482
60% LAR : 40% CIR	5%	-£31,676,366	-£43,434,915	-£45,438,041	-£45,555,220	-£45,848,164	-£47,605,835	-£48,582,318
60% LAR : 40% CIR	10%	-£36,448,973	-£47,734,233	-£49,747,519	-£49,864,278	-£50,156,176	-£51,907,561	-£52,880,555
60% LAR : 40% CIR	15%	-£41,234,569	-£52,064,612	-£54,071,288	-£54,187,664	-£54,478,602	-£56,224,234	-£57,194,029
60% LAR : 40% CIR	20%	-£46,033,029	-£56,408,542	-£58,409,213	-£58,525,240	-£58,815,307	-£60,555,708	-£61,522,597
60% LAR : 40% CIR	25%	-£50,844,231	-£60,765,893	-£62,761,157	-£62,876,870	-£63,166,151	-£64,901,842	-£65,866,114
60% LAR : 40% CIR	30%	-£55,668,050	-£65,136,534	-£67,126,984	-£67,242,417	-£67,531,000	-£69,262,493	-£70,224,434
60% LAR : 40% CIR	35%	-£60,504,363	-£69,520,337	-£71,506,559	-£71,621,746	-£71,909,713	-£73,637,519	-£74,597,412
60% LAR : 40% CIR	40%	-£65,353,045	-£73,917,168	-£75,899,743	-£76,014,718	-£76,302,155	-£78,026,778	-£78,984,902
60% LAR : 40% CIR	45%	-£70,239,061	-£78,326,900	-£80,306,402	-£80,421,197	-£80,708,187	-£82,430,126	-£83,386,759
60% LAR : 40% CIR	50%	-£75,138,959	-£82,749,400	-£84,726,399	-£84,841,049	-£85,127,673	-£86,854,606	-£87,824,799

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,102,387	£2,868,634	£870,777	£754,912	£464,562	-£1,289,925	-£2,259,198
60% LAR : 40% CIR	5%	£10,342,904	-£1,415,645	-£3,418,772	-£3,535,951	-£3,828,895	-£5,586,565	-£6,563,049
60% LAR : 40% CIR	10%	£5,570,297	-£5,714,964	-£7,728,250	-£7,845,009	-£8,136,907	-£9,888,292	-£10,861,285
60% LAR : 40% CIR	15%	£784,700	-£10,045,343	-£12,052,019	-£12,168,394	-£12,459,333	-£14,204,964	-£15,174,760
60% LAR : 40% CIR	20%	-£4,013,760	-£14,389,273	-£16,389,944	-£16,505,971	-£16,796,037	-£18,536,439	-£19,503,328
60% LAR : 40% CIR	25%	-£8,824,962	-£18,746,623	-£20,741,888	-£20,857,601	-£21,146,882	-£22,882,573	-£23,846,845
60% LAR : 40% CIR	30%	-£13,648,781	-£23,117,265	-£25,107,715	-£25,223,148	-£25,511,730	-£27,243,224	-£28,205,165
60% LAR : 40% CIR	35%	-£18,485,094	-£27,501,068	-£29,487,289	-£29,602,477	-£29,890,444	-£31,618,250	-£32,578,143
60% LAR : 40% CIR	40%	-£23,333,776	-£31,897,899	-£33,880,474	-£33,995,448	-£34,282,885	-£36,007,509	-£36,965,633
60% LAR : 40% CIR	45%	-£28,219,812	-£36,307,650	-£38,287,153	-£38,401,928	-£38,688,918	-£40,410,857	-£41,367,490
60% LAR : 40% CIR	50%	-£33,119,690	-£40,730,131	-£42,707,130	-£42,821,780	-£43,108,404	-£44,835,537	-£45,805,530

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,513,243	£20,279,480	£18,281,623	£18,165,758	£17,875,409	£16,110,921	£15,130,648
60% LAR : 40% CIR	5%	£27,753,750	£15,995,201	£13,992,074	£13,874,896	£13,581,951	£11,824,281	£10,847,797
60% LAR : 40% CIR	10%	£22,981,143	£11,695,883	£9,682,596	£9,565,837	£9,273,940	£7,522,554	£6,549,561
60% LAR : 40% CIR	15%	£18,195,546	£7,365,504	£5,358,827	£5,242,452	£4,951,513	£3,205,882	£2,236,086
60% LAR : 40% CIR	20%	£13,397,086	£3,021,573	£1,020,902	£904,875	£614,809	-£1,125,593	-£2,092,482
60% LAR : 40% CIR	25%	£8,585,885	-£1,335,777	-£3,331,041	-£3,446,755	-£3,736,035	-£5,471,727	-£6,435,999
60% LAR : 40% CIR	30%	£3,762,065	-£5,706,419	-£7,696,868	-£7,812,301	-£8,100,884	-£9,832,378	-£10,794,318
60% LAR : 40% CIR	35%	-£1,074,248	-£10,090,221	-£12,076,443	-£12,191,630	-£12,479,598	-£14,207,404	-£15,167,296
60% LAR : 40% CIR	40%	-£5,922,929	-£14,487,053	-£16,469,628	-£16,584,602	-£16,872,039	-£18,596,663	-£19,554,787
60% LAR : 40% CIR	45%	-£10,808,966	-£18,896,794	-£20,876,286	-£20,991,092	-£21,278,072	-£23,000,011	-£23,956,644
60% LAR : 40% CIR	50%	-£15,708,844	-£23,319,285	-£25,296,284	-£25,410,934	-£25,697,558	-£27,424,690	-£28,394,683

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£53,094,513	£40,860,749	£38,862,892	£38,747,028	£38,456,678	£36,692,190	£35,711,918
60% LAR : 40% CIR	5%	£48,335,019	£36,576,470	£34,573,343	£34,456,165	£34,163,220	£32,405,550	£31,429,066
60% LAR : 40% CIR	10%	£43,562,412	£32,277,152	£30,263,866	£30,147,107	£29,855,209	£28,103,823	£27,130,830
60% LAR : 40% CIR	15%	£38,776,816	£27,946,773	£25,940,096	£25,823,721	£25,532,782	£23,787,151	£22,817,355
60% LAR : 40% CIR	20%	£33,978,356	£23,602,843	£21,602,172	£21,486,144	£21,196,078	£19,455,677	£18,488,787
60% LAR : 40% CIR	25%	£29,167,154	£19,245,492	£17,250,228	£17,134,514	£16,845,233	£15,109,543	£14,145,271
60% LAR : 40% CIR	30%	£24,343,334	£14,874,850	£12,884,401	£12,768,968	£12,480,385	£10,748,891	£9,786,951
60% LAR : 40% CIR	35%	£19,507,022	£10,491,048	£8,504,826	£8,389,639	£8,101,672	£6,373,865	£5,413,973
60% LAR : 40% CIR	40%	£14,658,340	£6,094,216	£4,111,642	£3,996,667	£3,709,230	£1,984,606	£1,026,482
60% LAR : 40% CIR	45%	£9,772,303	£1,684,485	-£296,017	-£406,813	-£695,853	-£2,418,742	-£3,375,075
60% LAR : 40% CIR	50%	£4,872,425	-£2,738,016	-£4,715,014	-£4,829,664	-£5,116,289	-£6,843,421	-£7,813,414

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone C - RP Periphery £2,250 psf
No Units	135	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£89,448,575	£76,975,586	£74,977,730	£74,861,866	£74,572,204	£72,834,233	£71,868,694
60% LAR : 40% CIR	5%	£83,941,045	£71,955,232	£69,965,093	£69,849,676	£69,561,134	£67,829,880	£66,868,072
60% LAR : 40% CIR	10%	£78,420,402	£66,921,274	£64,939,245	£64,823,240	£64,535,731	£62,810,666	£61,852,297
60% LAR : 40% CIR	15%	£72,886,770	£61,873,839	£59,897,320	£59,782,694	£59,496,128	£57,776,731	£56,817,463
60% LAR : 40% CIR	20%	£67,340,274	£56,813,055	£54,842,452	£54,728,169	£54,442,461	£52,714,210	£51,747,320
60% LAR : 40% CIR	25%	£61,781,036	£51,739,053	£49,767,187	£49,651,473	£49,362,192	£47,626,502	£46,662,230
60% LAR : 40% CIR	30%	£56,209,181	£46,650,235	£44,659,785	£44,544,352	£44,255,770	£42,524,276	£41,562,335
60% LAR : 40% CIR	35%	£50,624,833	£41,524,858	£39,538,637	£39,423,450	£39,135,482	£37,407,676	£36,447,784
60% LAR : 40% CIR	40%	£45,028,115	£36,386,452	£34,403,878	£34,288,904	£34,001,466	£32,276,843	£31,318,719
60% LAR : 40% CIR	45%	£39,419,152	£31,235,147	£29,255,645	£29,140,849	£28,853,859	£27,131,921	£26,175,288
60% LAR : 40% CIR	50%	£33,798,066	£26,071,073	£24,094,073	£23,979,423	£23,692,799	£21,973,050	£21,017,635

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,959,195	£22,428,316	£26,427,701	£26,547,566	£26,835,527	£28,579,408	£29,536,937
60% LAR : 40% CIR	5%	£17,463,686	£29,449,499	£31,439,637	£31,555,054	£31,843,597	£33,574,851	£34,536,659
60% LAR : 40% CIR	10%	£22,984,328	£34,483,457	£36,466,486	£36,581,490	£36,869,000	£38,594,065	£39,552,434
60% LAR : 40% CIR	15%	£28,517,960	£39,530,892	£41,507,411	£41,622,037	£41,908,603	£43,628,000	£44,587,268
60% LAR : 40% CIR	20%	£34,064,457	£44,591,676	£46,562,279	£46,676,561	£46,962,269	£48,690,521	£49,657,411
60% LAR : 40% CIR	25%	£39,623,694	£49,665,677	£51,637,544	£51,753,257	£52,042,538	£53,776,229	£54,742,501
60% LAR : 40% CIR	30%	£45,195,549	£54,754,496	£56,744,945	£56,860,378	£57,148,961	£58,880,455	£59,842,395
60% LAR : 40% CIR	35%	£50,779,898	£59,879,873	£61,866,094	£61,981,281	£62,269,249	£63,997,055	£64,956,947
60% LAR : 40% CIR	40%	£56,376,616	£65,018,279	£67,000,853	£67,115,827	£67,403,265	£69,127,888	£70,086,012
60% LAR : 40% CIR	45%	£61,985,579	£70,169,584	£72,149,086	£72,263,881	£72,550,871	£74,272,810	£75,229,443
60% LAR : 40% CIR	50%	£67,606,665	£75,333,658	£77,310,657	£77,425,307	£77,711,932	£79,431,681	£80,387,096

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,063,113	£17,590,125	£15,592,268	£15,476,404	£15,186,742	£13,448,771	£12,483,232
60% LAR : 40% CIR	5%	£24,555,583	£12,569,771	£10,579,632	£10,464,215	£10,175,672	£8,444,418	£7,482,611
60% LAR : 40% CIR	10%	£19,034,941	£7,535,812	£5,552,783	£5,437,779	£5,150,269	£3,425,204	£2,466,835
60% LAR : 40% CIR	15%	£13,501,309	£2,488,377	£511,858	£397,232	£110,666	-£1,608,731	-£2,567,999
60% LAR : 40% CIR	20%	£7,954,812	-£2,572,407	-£4,543,016	-£4,657,292	-£4,943,000	-£6,671,251	-£7,638,142
60% LAR : 40% CIR	25%	£2,395,575	-£7,648,408	-£9,618,275	-£9,733,988	-£10,023,269	-£11,758,960	-£12,723,232
60% LAR : 40% CIR	30%	-£3,176,280	-£12,735,227	-£14,725,676	-£14,841,109	-£15,129,692	-£16,861,186	-£17,823,126
60% LAR : 40% CIR	35%	-£8,760,628	-£17,860,604	-£19,846,824	-£19,962,012	-£20,249,980	-£21,977,785	-£22,937,678
60% LAR : 40% CIR	40%	-£14,357,346	-£22,999,010	-£24,981,583	-£25,096,558	-£25,383,996	-£27,108,619	-£28,066,743
60% LAR : 40% CIR	45%	-£19,966,310	-£28,150,314	-£30,129,817	-£30,244,612	-£30,531,602	-£32,253,541	-£33,210,174
60% LAR : 40% CIR	50%	-£25,587,396	-£33,314,388	-£35,291,388	-£35,406,038	-£35,692,662	-£37,412,411	-£38,367,827

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£47,473,960	£35,000,971	£33,003,114	£32,887,250	£32,597,588	£30,859,618	£29,894,079
60% LAR : 40% CIR	5%	£41,966,429	£29,980,617	£27,990,478	£27,875,061	£27,586,518	£25,855,264	£24,893,457
60% LAR : 40% CIR	10%	£36,445,787	£24,946,658	£22,963,629	£22,848,625	£22,561,115	£20,836,050	£19,877,681
60% LAR : 40% CIR	15%	£30,912,155	£19,899,223	£17,922,704	£17,808,079	£17,521,512	£15,802,115	£14,842,848
60% LAR : 40% CIR	20%	£25,365,658	£14,838,440	£12,867,836	£12,753,554	£12,467,846	£10,739,595	£9,772,704
60% LAR : 40% CIR	25%	£19,806,421	£9,764,438	£7,792,571	£7,676,858	£7,387,577	£5,651,886	£4,687,614
60% LAR : 40% CIR	30%	£14,234,566	£4,675,619	£2,685,170	£2,569,737	£2,281,154	£549,660	-£412,289
60% LAR : 40% CIR	35%	£8,650,218	-£449,757	-£2,435,978	-£2,551,166	-£2,839,134	-£4,566,939	-£5,528,632
60% LAR : 40% CIR	40%	£3,053,500	-£5,588,164	-£7,570,737	-£7,685,712	-£7,973,150	-£9,697,773	-£10,655,886
60% LAR : 40% CIR	45%	-£2,555,464	-£10,739,468	-£12,718,970	-£12,833,766	-£13,120,756	-£14,842,695	-£15,799,328
60% LAR : 40% CIR	50%	-£8,176,550	-£15,903,542	-£17,880,542	-£17,995,192	-£18,281,816	-£20,001,565	-£20,956,981

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£68,055,229	£55,582,240	£53,584,384	£53,468,519	£53,178,858	£51,440,887	£50,475,348
60% LAR : 40% CIR	5%	£62,547,699	£50,561,886	£48,571,747	£48,456,330	£48,167,787	£46,436,534	£45,474,726
60% LAR : 40% CIR	10%	£57,027,056	£45,527,928	£43,544,898	£43,429,894	£43,142,384	£41,417,320	£40,458,950
60% LAR : 40% CIR	15%	£51,493,424	£40,480,493	£38,503,974	£38,389,348	£38,102,782	£36,383,384	£35,424,117
60% LAR : 40% CIR	20%	£45,946,928	£35,419,709	£33,449,106	£33,334,823	£33,049,115	£31,320,864	£30,353,974
60% LAR : 40% CIR	25%	£40,387,690	£30,345,707	£28,373,841	£28,258,127	£27,968,846	£26,233,156	£25,268,884
60% LAR : 40% CIR	30%	£34,815,835	£25,256,889	£23,266,439	£23,151,006	£22,862,423	£21,130,930	£20,168,989
60% LAR : 40% CIR	35%	£29,231,487	£20,131,512	£18,145,291	£18,030,104	£17,742,135	£16,014,330	£15,054,438
60% LAR : 40% CIR	40%	£23,634,769	£14,993,106	£13,010,532	£12,895,558	£12,608,120	£10,883,497	£9,925,373
60% LAR : 40% CIR	45%	£18,025,805	£9,841,801	£7,862,299	£7,747,503	£7,460,513	£5,738,574	£4,781,941
60% LAR : 40% CIR	50%	£12,404,720	£4,677,727	£2,700,727	£2,586,077	£2,299,453	£579,704	-£375,711

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats	
No Units	**135**
Site Area	**1.04 Ha**

Value Area	**Zone C - RP Periphery £2,450 psf**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£101,417,148	£88,752,779	£86,754,923	£86,639,058	£86,349,396	£84,611,426	£83,645,887
60% LAR : 40% CIR	5%	£95,311,189	£83,143,566	£81,153,427	£81,038,010	£80,749,467	£79,018,213	£78,056,405
60% LAR : 40% CIR	10%	£89,192,118	£77,520,748	£75,537,719	£75,422,714	£75,135,204	£73,410,139	£72,451,770
60% LAR : 40% CIR	15%	£83,060,057	£71,884,453	£69,907,934	£69,793,307	£69,506,742	£67,787,345	£66,832,124
60% LAR : 40% CIR	20%	£76,915,132	£66,234,810	£64,264,206	£64,149,923	£63,864,216	£62,149,971	£61,197,613
60% LAR : 40% CIR	25%	£70,757,466	£60,571,947	£58,606,671	£58,492,697	£58,207,763	£56,498,158	£55,548,377
60% LAR : 40% CIR	30%	£64,587,182	£54,895,995	£52,935,460	£52,821,762	£52,537,517	£50,829,907	£49,867,966
60% LAR : 40% CIR	35%	£58,404,405	£49,207,079	£47,250,708	£47,135,822	£46,847,853	£45,120,047	£44,160,155
60% LAR : 40% CIR	40%	£52,209,259	£43,505,330	£41,522,991	£41,408,015	£41,120,578	£39,395,955	£38,437,831
60% LAR : 40% CIR	45%	£46,001,866	£37,761,000	£35,781,498	£35,666,701	£35,379,712	£33,657,774	£32,701,141
60% LAR : 40% CIR	50%	£39,782,352	£32,003,667	£30,026,667	£29,912,017	£29,625,393	£27,905,644	£26,950,227

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,417	-£12,851,861	-£14,846,808	-£14,961,670	-£15,255,335	-£16,993,304	-£17,728,944
60% LAR : 40% CIR	5%	-£6,093,542	-£18,261,165	-£20,251,304	-£20,366,721	-£20,655,263	-£22,386,517	-£23,348,326
60% LAR : 40% CIR	10%	-£13,212,613	-£23,883,983	-£25,867,012	-£25,982,016	-£26,269,527	-£27,994,592	-£28,952,961
60% LAR : 40% CIR	15%	-£18,344,674	-£29,520,278	-£31,496,797	-£31,611,423	-£31,897,989	-£33,617,386	-£34,572,606
60% LAR : 40% CIR	20%	-£24,489,599	-£35,169,921	-£37,140,524	-£37,254,808	-£37,540,515	-£39,254,759	-£40,207,118
60% LAR : 40% CIR	25%	-£30,647,265	-£40,832,783	-£42,798,060	-£42,912,034	-£43,196,968	-£44,906,573	-£45,856,354
60% LAR : 40% CIR	30%	-£36,817,549	-£46,508,736	-£48,469,271	-£48,582,969	-£48,867,214	-£50,574,824	-£51,536,764
60% LAR : 40% CIR	35%	-£43,000,326	-£52,197,651	-£54,154,022	-£54,268,909	-£54,556,877	-£56,284,684	-£57,244,576
60% LAR : 40% CIR	40%	-£49,195,472	-£57,899,401	-£59,881,740	-£59,996,716	-£60,284,153	-£62,008,776	-£62,966,899
60% LAR : 40% CIR	45%	-£55,402,864	-£63,643,731	-£65,623,233	-£65,738,029	-£66,025,016	-£67,748,957	-£68,703,590
60% LAR : 40% CIR	50%	-£61,622,379	-£69,401,064	-£71,378,064	-£71,492,714	-£71,779,338	-£73,499,087	-£74,454,503

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£42,031,686	£29,367,318	£27,369,462	£27,253,596	£26,963,935	£25,225,965	£24,260,426
60% LAR : 40% CIR	5%	£35,925,728	£23,758,104	£21,767,966	£21,652,549	£21,364,006	£19,632,752	£18,670,943
60% LAR : 40% CIR	10%	£29,806,656	£18,135,286	£16,152,257	£16,037,253	£15,749,742	£14,024,677	£13,066,308
60% LAR : 40% CIR	15%	£23,674,595	£12,498,992	£10,522,473	£10,407,846	£10,121,281	£8,401,883	£7,446,663
60% LAR : 40% CIR	20%	£17,529,670	£6,849,348	£4,878,745	£4,764,462	£4,478,755	£2,764,510	£1,812,151
60% LAR : 40% CIR	25%	£11,372,004	£1,186,486	-£778,791	-£892,764	-£1,177,699	-£2,887,304	-£3,837,084
60% LAR : 40% CIR	30%	£5,201,720	-£4,489,467	-£6,450,002	-£6,563,700	-£6,847,945	-£8,555,555	-£9,517,495
60% LAR : 40% CIR	35%	-£981,057	-£10,178,382	-£12,134,753	-£12,249,640	-£12,537,608	-£14,265,415	-£15,225,307
60% LAR : 40% CIR	40%	-£7,176,203	-£15,880,132	-£17,862,471	-£17,977,446	-£18,264,883	-£19,989,506	-£20,947,630
60% LAR : 40% CIR	45%	-£13,383,595	-£21,624,461	-£23,603,964	-£23,718,760	-£24,005,749	-£25,727,688	-£26,684,321
60% LAR : 40% CIR	50%	-£19,603,110	-£27,381,795	-£29,358,795	-£29,473,445	-£29,760,069	-£31,479,818	-£32,435,234

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£59,442,533	£46,778,164	£44,780,308	£44,664,443	£44,374,781	£42,636,811	£41,671,272
60% LAR : 40% CIR	5%	£53,336,574	£41,168,950	£39,178,812	£39,063,395	£38,774,852	£37,043,598	£36,081,789
60% LAR : 40% CIR	10%	£47,217,502	£35,546,132	£33,563,103	£33,448,099	£33,160,588	£31,435,523	£30,477,154
60% LAR : 40% CIR	15%	£41,085,442	£29,909,838	£27,933,319	£27,818,692	£27,532,127	£25,812,730	£24,857,509
60% LAR : 40% CIR	20%	£34,940,516	£24,260,194	£22,289,591	£22,175,308	£21,889,601	£20,175,356	£19,222,997
60% LAR : 40% CIR	25%	£28,782,850	£18,597,332	£16,632,055	£16,518,082	£16,233,147	£14,523,543	£13,573,762
60% LAR : 40% CIR	30%	£22,612,566	£12,921,380	£10,960,844	£10,847,146	£10,562,901	£8,855,292	£7,893,351
60% LAR : 40% CIR	35%	£16,429,789	£7,232,464	£5,276,093	£5,161,206	£4,873,238	£3,145,432	£2,185,539
60% LAR : 40% CIR	40%	£10,234,643	£1,530,714	-£451,625	-£566,600	-£854,037	-£2,578,860	-£3,536,784
60% LAR : 40% CIR	45%	£4,027,251	-£4,213,615	-£6,193,117	-£6,307,914	-£6,594,903	-£8,316,842	-£9,273,475
60% LAR : 40% CIR	50%	-£2,192,263	-£9,970,949	-£11,947,948	-£12,062,598	-£12,349,223	-£14,068,972	-£15,024,388

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£80,023,802	£67,359,433	£65,361,577	£65,245,712	£64,956,050	£63,218,080	£62,252,541
60% LAR : 40% CIR	5%	£73,917,843	£61,750,220	£59,760,081	£59,644,664	£59,356,121	£57,624,867	£56,663,059
60% LAR : 40% CIR	10%	£67,798,772	£56,127,402	£54,144,373	£54,029,368	£53,741,857	£52,016,793	£51,058,423
60% LAR : 40% CIR	15%	£61,666,711	£50,491,107	£48,514,588	£48,399,961	£48,113,396	£46,393,999	£45,438,778
60% LAR : 40% CIR	20%	£55,521,785	£44,841,464	£42,870,860	£42,756,577	£42,470,870	£40,756,625	£39,804,267
60% LAR : 40% CIR	25%	£49,364,119	£39,178,601	£37,213,324	£37,099,351	£36,814,417	£35,104,812	£34,155,031
60% LAR : 40% CIR	30%	£43,193,835	£33,502,649	£31,542,113	£31,428,416	£31,144,171	£29,436,561	£28,474,620
60% LAR : 40% CIR	35%	£37,011,059	£27,813,733	£25,857,362	£25,742,475	£25,454,507	£23,726,701	£22,766,808
60% LAR : 40% CIR	40%	£30,815,913	£22,111,984	£20,129,644	£20,014,669	£19,727,232	£18,002,609	£17,044,485
60% LAR : 40% CIR	45%	£24,608,520	£16,367,654	£14,388,152	£14,273,355	£13,986,366	£12,264,427	£11,307,794
60% LAR : 40% CIR	50%	£18,389,006	£10,610,321	£8,633,321	£8,518,671	£8,232,047	£6,512,298	£5,556,881

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats	

Value Area	**Zone C - £1,050 psf**

No Units	**150**
Site Area	**0.27 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,020,001	£8,001,321	£6,557,153	£6,420,377	£6,078,436	£4,026,795	£2,886,993
60% LAR : 40% CIR	5%	£17,909,928	£6,357,185	£4,918,461	£4,782,201	£4,441,549	£2,397,634	£1,262,127
60% LAR : 40% CIR	10%	£15,785,168	£4,697,823	£3,264,104	£3,128,318	£2,788,850	£752,042	-£365,308
60% LAR : 40% CIR	15%	£13,645,852	£3,023,374	£1,594,226	£1,458,872	£1,120,486	-£923,714	-£2,083,040
60% LAR : 40% CIR	20%	£11,492,117	£1,333,978	-£92,420	-£229,442	-£571,995	-£2,649,836	-£3,809,105
60% LAR : 40% CIR	25%	£9,324,097	-£375,876	-£1,828,889	-£1,967,620	-£2,314,493	-£4,395,741	-£5,551,988
60% LAR : 40% CIR	30%	£7,120,249	-£2,135,428	-£3,597,038	-£3,735,466	-£4,081,536	-£6,157,961	-£7,311,530
60% LAR : 40% CIR	35%	£4,901,333	-£3,921,964	-£5,380,614	-£5,518,762	-£5,864,130	-£7,936,343	-£9,087,573
60% LAR : 40% CIR	40%	£2,668,324	-£5,723,332	-£7,179,449	-£7,317,357	-£7,662,125	-£9,730,732	-£10,879,958
60% LAR : 40% CIR	45%	£421,358	-£7,539,389	-£8,993,398	-£9,131,105	-£9,475,372	-£11,540,972	-£12,688,528
60% LAR : 40% CIR	50%	-£1,877,102	-£9,369,991	-£10,822,310	-£10,959,857	-£11,303,721	-£13,366,908	-£14,513,124

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,194,674	-£19,236,225	-£20,674,583	-£20,811,116	-£21,153,709	-£22,884,731	-£23,746,283
60% LAR : 40% CIR	5%	-£8,721,617	-£20,274,360	-£21,713,084	-£21,849,345	-£22,189,997	-£24,233,912	-£25,369,419
60% LAR : 40% CIR	10%	-£10,846,378	-£21,833,722	-£23,367,441	-£23,503,227	-£23,842,895	-£25,879,503	-£27,016,854
60% LAR : 40% CIR	15%	-£12,985,693	-£23,608,171	-£25,037,319	-£25,172,973	-£25,511,060	-£27,555,259	-£28,714,586
60% LAR : 40% CIR	20%	-£15,139,429	-£25,297,567	-£26,723,966	-£26,860,988	-£27,203,541	-£29,281,381	-£30,440,651
60% LAR : 40% CIR	25%	-£17,307,449	-£27,007,422	-£28,460,415	-£28,599,165	-£28,946,039	-£31,027,286	-£32,183,533
60% LAR : 40% CIR	30%	-£19,511,297	-£28,766,974	-£30,228,583	-£30,367,011	-£30,713,082	-£32,789,507	-£33,943,076
60% LAR : 40% CIR	35%	-£21,730,212	-£30,553,509	-£32,012,159	-£32,150,307	-£32,495,676	-£34,567,888	-£35,719,118
60% LAR : 40% CIR	40%	-£23,963,222	-£32,354,878	-£33,810,995	-£33,948,903	-£34,293,670	-£36,362,277	-£37,511,503
60% LAR : 40% CIR	45%	-£26,210,187	-£34,170,934	-£35,624,943	-£35,762,650	-£36,106,917	-£38,172,516	-£39,320,074
60% LAR : 40% CIR	50%	-£28,508,647	-£36,001,537	-£37,453,856	-£37,591,402	-£37,935,269	-£39,998,454	-£41,144,670

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,423,819	-£7,884,961	-£9,039,029	-£9,175,825	-£9,517,745	-£11,589,587	-£12,748,389
60% LAR : 40% CIR	5%	£2,313,747	-£9,238,997	-£10,677,721	-£10,813,981	-£11,154,633	-£13,198,548	-£14,334,055
60% LAR : 40% CIR	10%	£188,986	-£10,896,359	-£12,332,077	-£12,467,864	-£12,807,332	-£14,844,140	-£15,981,490
60% LAR : 40% CIR	15%	-£1,980,320	-£12,572,607	-£14,001,956	-£14,137,310	-£14,476,696	-£16,519,896	-£17,679,222
60% LAR : 40% CIR	20%	-£4,104,065	-£14,262,204	-£15,688,602	-£15,825,624	-£16,168,177	-£18,246,018	-£19,405,287
60% LAR : 40% CIR	25%	-£6,272,085	-£15,972,058	-£17,425,051	-£17,563,801	-£17,910,675	-£19,991,922	-£21,148,170
60% LAR : 40% CIR	30%	-£8,475,933	-£17,731,610	-£19,193,219	-£19,331,648	-£19,677,718	-£21,754,143	-£22,907,712
60% LAR : 40% CIR	35%	-£10,694,849	-£19,518,146	-£20,976,796	-£21,114,944	-£21,460,312	-£23,532,525	-£24,683,754
60% LAR : 40% CIR	40%	-£12,927,858	-£21,319,514	-£22,775,631	-£22,913,539	-£23,258,307	-£25,326,913	-£26,476,140
60% LAR : 40% CIR	45%	-£15,174,824	-£23,135,571	-£24,589,579	-£24,727,286	-£25,071,553	-£27,137,154	-£28,284,710
60% LAR : 40% CIR	50%	-£17,473,284	-£24,966,173	-£26,418,492	-£26,556,038	-£26,899,903	-£28,963,090	-£30,109,306

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,996,364	-£3,922,316	-£4,466,494	-£4,603,256	-£4,945,208	-£6,996,842	-£8,138,543
60% LAR : 40% CIR	5%	£6,886,292	-£4,668,451	-£6,105,175	-£6,241,436	-£6,582,088	-£8,626,003	-£9,761,510
60% LAR : 40% CIR	10%	£4,761,532	-£6,325,813	-£7,759,532	-£7,895,318	-£8,234,786	-£10,271,594	-£11,408,945
60% LAR : 40% CIR	15%	£2,622,216	-£8,000,262	-£9,429,410	-£9,564,764	-£9,903,151	-£11,947,350	-£13,106,677
60% LAR : 40% CIR	20%	£468,480	-£9,689,658	-£11,116,056	-£11,253,078	-£11,595,632	-£13,673,472	-£14,832,742
60% LAR : 40% CIR	25%	-£1,699,540	-£11,399,513	-£12,852,506	-£12,991,256	-£13,338,130	-£15,419,377	-£16,575,624
60% LAR : 40% CIR	30%	-£3,903,388	-£13,159,065	-£14,620,674	-£14,759,102	-£15,105,173	-£17,181,598	-£18,335,167
60% LAR : 40% CIR	35%	-£6,122,303	-£14,945,600	-£16,404,250	-£16,542,398	-£16,887,767	-£18,959,979	-£20,111,209
60% LAR : 40% CIR	40%	-£8,355,312	-£16,746,969	-£18,203,086	-£18,340,994	-£18,685,761	-£20,754,368	-£21,903,594
60% LAR : 40% CIR	45%	-£10,602,278	-£18,563,025	-£20,017,034	-£20,154,741	-£20,499,008	-£22,564,609	-£23,712,165
60% LAR : 40% CIR	50%	-£12,900,738	-£20,393,628	-£21,845,947	-£21,983,493	-£22,327,357	-£24,390,545	-£25,536,760

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,401,546	£2,382,866	£938,698	£801,923	£459,982	-£1,591,880	-£2,741,951
60% LAR : 40% CIR	5%	£12,291,474	£738,731	-£699,995	-£836,254	-£1,176,906	-£3,220,821	-£4,356,328
60% LAR : 40% CIR	10%	£10,166,713	-£920,631	-£2,354,350	-£2,490,137	-£2,829,605	-£4,866,412	-£6,003,763
60% LAR : 40% CIR	15%	£8,027,398	-£2,595,080	-£4,024,228	-£4,159,583	-£4,497,969	-£6,542,169	-£7,701,495
60% LAR : 40% CIR	20%	£5,873,662	-£4,284,477	-£5,710,875	-£5,847,897	-£6,190,450	-£8,268,290	-£9,427,560
60% LAR : 40% CIR	25%	£3,705,642	-£5,994,331	-£7,447,324	-£7,586,074	-£7,932,948	-£10,014,195	-£11,170,443
60% LAR : 40% CIR	30%	£1,501,794	-£7,753,883	-£9,215,492	-£9,353,920	-£9,699,991	-£11,776,416	-£12,929,985
60% LAR : 40% CIR	35%	-£717,121	-£9,540,418	-£10,999,068	-£11,137,216	-£11,482,585	-£13,554,797	-£14,706,027
60% LAR : 40% CIR	40%	-£2,950,131	-£11,341,787	-£12,797,904	-£12,935,812	-£13,280,580	-£15,349,186	-£16,498,413
60% LAR : 40% CIR	45%	-£5,197,096	-£13,157,844	-£14,611,852	-£14,749,559	-£15,093,826	-£17,159,427	-£18,306,983
60% LAR : 40% CIR	50%	-£7,495,556	-£14,988,446	-£16,440,765	-£16,578,311	-£16,922,175	-£18,985,363	-£20,131,579

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone C - £1,150 psf
No Units	150	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£26,661,156	£14,605,358	£13,173,519	£13,036,743	£12,694,803	£10,643,161	£9,503,360
60% LAR : 40% CIR	5%	£24,219,025	£12,642,734	£11,204,010	£11,067,749	£10,727,096	£8,683,182	£7,547,674
60% LAR : 40% CIR	10%	£21,762,207	£10,652,554	£9,218,835	£9,083,047	£8,743,579	£6,706,772	£5,575,212
60% LAR : 40% CIR	15%	£19,290,833	£8,647,286	£7,218,138	£7,082,783	£6,744,398	£4,714,080	£3,586,126
60% LAR : 40% CIR	20%	£16,805,040	£6,627,072	£5,202,062	£5,067,099	£4,729,694	£2,705,259	£1,580,571
60% LAR : 40% CIR	25%	£14,304,962	£4,592,048	£3,170,752	£3,036,141	£2,699,614	£680,456	-£448,033
60% LAR : 40% CIR	30%	£11,790,734	£2,542,356	£1,124,349	£990,051	£654,304	-£1,382,964	-£2,536,533
60% LAR : 40% CIR	35%	£9,262,489	£478,135	-£951,298	-£1,087,369	-£1,430,204	-£3,502,418	-£4,653,648
60% LAR : 40% CIR	40%	£6,702,654	-£1,630,477	-£3,086,595	-£3,224,503	-£3,569,270	-£5,637,878	-£6,787,104
60% LAR : 40% CIR	45%	£4,119,494	-£3,787,605	-£5,241,615	-£5,379,321	-£5,723,588	-£7,789,189	-£8,936,745
60% LAR : 40% CIR	50%	£1,522,513	-£5,959,279	-£7,411,599	-£7,549,144	-£7,893,009	-£9,956,196	-£11,102,412

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£29,610	-£12,626,188	-£13,458,028	-£13,594,802	-£13,938,742	-£15,898,325	-£17,124,165
60% LAR : 40% CIR	5%	-£2,412,520	-£13,988,812	-£15,427,536	-£15,563,796	-£15,904,449	-£17,948,363	-£19,083,871
60% LAR : 40% CIR	10%	-£4,869,339	-£15,978,992	-£17,412,711	-£17,548,498	-£17,887,966	-£19,924,773	-£21,056,333
60% LAR : 40% CIR	15%	-£7,340,713	-£17,984,259	-£19,413,407	-£19,548,763	-£19,887,148	-£21,917,455	-£23,045,419
60% LAR : 40% CIR	20%	-£9,826,505	-£20,004,474	-£21,429,484	-£21,564,446	-£21,901,852	-£23,926,287	-£25,050,974
60% LAR : 40% CIR	25%	-£12,326,593	-£22,039,497	-£23,460,793	-£23,595,404	-£23,931,931	-£25,951,090	-£27,079,978
60% LAR : 40% CIR	30%	-£14,840,811	-£24,080,190	-£25,507,196	-£25,641,494	-£25,977,242	-£29,014,509	-£29,168,079
60% LAR : 40% CIR	35%	-£17,369,056	-£26,153,411	-£27,582,843	-£27,718,915	-£28,061,750	-£30,133,963	-£31,285,193
60% LAR : 40% CIR	40%	-£19,928,892	-£28,262,023	-£29,716,141	-£29,856,048	-£30,200,816	-£32,269,423	-£33,418,650
60% LAR : 40% CIR	45%	-£22,512,052	-£30,419,151	-£31,873,160	-£32,010,866	-£32,355,133	-£34,420,734	-£35,568,290
60% LAR : 40% CIR	50%	-£25,109,032	-£32,590,824	-£34,043,144	-£34,180,690	-£34,524,554	-£36,587,741	-£37,733,957

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,064,874	-£2,953,822	-£4,422,662	-£4,559,429	-£4,903,079	-£6,962,622	-£8,092,222
60% LAR : 40% CIR	5%	£8,622,843	-£2,953,448	-£4,392,172	-£4,528,433	-£4,869,086	-£6,913,000	-£8,048,508
60% LAR : 40% CIR	10%	£6,166,025	-£4,943,628	-£6,377,347	-£6,513,135	-£6,852,603	-£8,889,410	-£10,020,970
60% LAR : 40% CIR	15%	£3,694,651	-£6,948,896	-£8,378,044	-£8,513,399	-£8,851,784	-£10,882,102	-£12,010,065
60% LAR : 40% CIR	20%	£1,208,858	-£8,969,110	-£10,394,120	-£10,529,082	-£10,866,488	-£12,890,923	-£14,015,610
60% LAR : 40% CIR	25%	-£1,291,220	-£11,004,134	-£12,425,430	-£12,560,041	-£12,896,568	-£14,915,726	-£16,044,615
60% LAR : 40% CIR	30%	-£3,805,448	-£13,053,826	-£14,471,832	-£14,606,131	-£14,941,876	-£16,979,146	-£18,132,715
60% LAR : 40% CIR	35%	-£6,333,693	-£15,118,047	-£16,547,480	-£16,683,551	-£17,026,386	-£19,098,600	-£20,249,829
60% LAR : 40% CIR	40%	-£8,893,528	-£17,226,659	-£18,682,777	-£18,820,684	-£19,165,452	-£21,234,060	-£22,383,286
60% LAR : 40% CIR	45%	-£11,476,688	-£19,383,787	-£20,837,797	-£20,975,503	-£21,319,770	-£23,385,370	-£24,532,927
60% LAR : 40% CIR	50%	-£14,073,669	-£21,555,461	-£23,007,781	-£23,145,326	-£23,489,190	-£25,552,378	-£26,698,594

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,637,519	£3,581,721	£2,149,883	£2,013,167	£1,671,167	£380,476	£1,520,276
60% LAR : 40% CIR	5%	£13,195,389	£1,619,097	£180,373	£44,113	-£266,540	-£2,340,454	-£3,475,982
60% LAR : 40% CIR	10%	£10,738,570	-£37,083	-£1,804,802	-£1,940,589	-£2,280,057	-£4,316,864	-£5,448,424
60% LAR : 40% CIR	15%	£8,267,196	-£2,376,350	-£3,805,498	-£3,940,853	-£4,279,238	-£6,309,546	-£7,437,510
60% LAR : 40% CIR	20%	£5,781,404	-£4,396,565	-£5,821,575	-£5,956,537	-£6,293,942	-£8,318,378	-£9,443,065
60% LAR : 40% CIR	25%	£3,281,326	-£6,431,588	-£7,852,884	-£7,987,495	-£8,324,022	-£10,343,181	-£11,471,669
60% LAR : 40% CIR	30%	£767,098	-£8,481,291	-£9,899,287	-£10,033,585	-£10,369,333	-£12,406,600	-£13,560,169
60% LAR : 40% CIR	35%	-£1,761,147	-£10,545,502	-£11,974,934	-£12,111,006	-£12,453,840	-£14,526,054	-£15,677,284
60% LAR : 40% CIR	40%	-£4,320,983	-£12,654,114	-£14,110,232	-£14,248,139	-£14,592,906	-£16,661,514	-£17,810,740
60% LAR : 40% CIR	45%	-£6,904,143	-£14,811,242	-£16,265,251	-£16,402,957	-£16,747,224	-£18,812,825	-£19,960,381
60% LAR : 40% CIR	50%	-£9,501,123	-£16,982,915	-£18,435,235	-£18,572,780	-£18,916,645	-£20,979,832	-£22,126,048

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,042,701	£8,986,903	£7,555,065	£7,418,288	£7,076,349	£5,024,706	£3,884,905
60% LAR : 40% CIR	5%	£18,600,571	£7,024,279	£5,585,555	£5,449,295	£5,108,642	£3,064,728	£1,929,220
60% LAR : 40% CIR	10%	£16,143,752	£5,034,099	£3,600,380	£3,464,593	£3,125,125	£1,088,318	£43,242
60% LAR : 40% CIR	15%	£13,672,378	£3,028,832	£1,599,683	£1,464,328	£1,125,943	£904,374	-£2,032,328
60% LAR : 40% CIR	20%	£11,186,586	£1,008,617	£416,393	-£551,355	-£868,761	-£2,913,196	-£4,037,883
60% LAR : 40% CIR	25%	£8,686,508	-£1,026,406	-£2,447,703	-£2,582,313	-£2,918,840	-£4,937,999	-£6,066,487
60% LAR : 40% CIR	30%	£6,172,279	-£3,076,099	-£4,494,105	-£4,628,403	-£4,964,151	-£7,001,419	-£8,154,988
60% LAR : 40% CIR	35%	£3,644,034	-£5,140,320	-£6,569,753	-£6,705,824	-£7,048,659	-£9,120,872	-£10,272,102
60% LAR : 40% CIR	40%	£1,084,199	-£7,248,832	-£8,705,050	-£8,842,957	-£9,187,725	-£11,256,332	-£12,405,559
60% LAR : 40% CIR	45%	-£1,498,961	-£9,406,060	-£10,860,070	-£10,997,776	-£11,342,043	-£13,407,643	-£14,555,199
60% LAR : 40% CIR	50%	-£4,095,941	-£11,577,733	-£13,030,053	-£13,167,599	-£13,511,463	-£15,574,651	-£16,720,866

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone C - £1,350 psf
No Units	150	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£39,858,923	£27,675,280	£26,252,816	£26,118,096	£25,781,294	£23,760,486	£22,637,815
60% LAR : 40% CIR	5%	£36,772,553	£25,065,160	£23,648,059	£23,513,847	£23,178,313	£21,165,117	£20,046,674
60% LAR : 40% CIR	10%	£33,671,715	£22,440,044	£21,027,872	£20,894,125	£20,559,759	£18,553,563	£17,439,009
60% LAR : 40% CIR	15%	£30,556,542	£19,800,066	£18,392,396	£18,259,076	£17,925,775	£15,925,971	£14,814,969
60% LAR : 40% CIR	20%	£27,427,165	£17,145,365	£15,741,772	£15,608,838	£15,276,503	£13,282,492	£12,166,759
60% LAR : 40% CIR	25%	£24,266,694	£14,476,078	£13,076,143	£12,943,554	£12,612,086	£10,605,005	£9,483,251
60% LAR : 40% CIR	30%	£21,088,350	£11,792,343	£10,387,263	£10,252,964	£9,917,217	£7,902,736	£6,783,581
60% LAR : 40% CIR	35%	£17,895,989	£9,079,411	£7,664,276	£7,530,250	£7,195,184	£5,184,789	£4,067,902
60% LAR : 40% CIR	40%	£14,689,748	£6,339,163	£4,926,484	£4,792,691	£4,458,208	£2,451,311	£1,336,369
60% LAR : 40% CIR	45%	£11,469,759	£3,584,664	£2,174,031	£2,040,432	£1,706,435	-£302,084	-£1,433,178
60% LAR : 40% CIR	50%	£8,236,157	£816,054	-£601,988	-£737,486	-£1,076,164	-£3,134,772	-£4,260,987

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,227,378	£1,043,735	-£578,728	-£710,445	-£1,050,267	-£3,061,068	-£4,193,130
60% LAR : 40% CIR	5%	£10,141,008	-£1,668,388	-£2,983,486	-£3,117,699	-£3,453,233	-£5,466,429	-£6,584,871
60% LAR : 40% CIR	10%	£7,040,170	-£4,191,502	-£5,603,673	-£5,737,420	-£6,071,786	-£8,077,983	-£9,192,537
60% LAR : 40% CIR	15%	£3,924,997	-£6,831,480	-£8,239,149	-£8,372,470	-£8,705,770	-£10,705,574	-£11,816,576
60% LAR : 40% CIR	20%	£795,620	-£9,466,180	-£10,889,773	-£11,022,707	-£11,355,043	-£13,349,053	-£14,464,787
60% LAR : 40% CIR	25%	-£2,364,851	-£12,155,467	-£13,555,403	-£13,687,991	-£14,019,459	-£16,026,540	-£17,148,295
60% LAR : 40% CIR	30%	-£5,543,196	-£14,839,202	-£16,244,283	-£16,376,581	-£16,714,326	-£18,728,809	-£19,847,964
60% LAR : 40% CIR	35%	-£8,735,556	-£17,552,134	-£18,967,270	-£19,101,296	-£19,436,362	-£21,446,757	-£22,563,643
60% LAR : 40% CIR	40%	-£11,941,798	-£20,292,383	-£21,705,062	-£21,838,855	-£22,173,338	-£24,180,234	-£25,295,177
60% LAR : 40% CIR	45%	-£15,161,787	-£23,046,892	-£24,457,515	-£24,591,114	-£24,925,110	-£26,933,630	-£28,064,723
60% LAR : 40% CIR	50%	-£18,395,388	-£25,815,492	-£27,233,533	-£27,369,012	-£27,707,709	-£29,768,318	-£30,912,532

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,262,741	£12,079,098	£10,656,634	£10,521,914	£10,185,112	£8,164,304	£7,041,634
60% LAR : 40% CIR	5%	£21,176,372	£9,468,978	£8,051,877	£7,917,665	£7,582,131	£5,568,935	£4,450,492
60% LAR : 40% CIR	10%	£18,075,533	£6,843,862	£5,431,690	£5,297,944	£4,963,578	£2,957,381	£1,842,827
60% LAR : 40% CIR	15%	£14,960,360	£4,203,884	£2,796,214	£2,662,894	£2,329,593	£329,789	-£781,213
60% LAR : 40% CIR	20%	£11,830,983	£1,549,183	£145,591	£12,656	-£319,679	-£2,313,690	-£3,429,423
60% LAR : 40% CIR	25%	£8,670,512	-£1,120,104	-£2,520,039	-£2,652,627	-£2,984,096	-£4,991,176	-£6,112,931
60% LAR : 40% CIR	30%	£5,452,168	-£3,803,639	-£5,208,919	-£5,343,218	-£5,678,965	-£7,693,446	-£8,812,601
60% LAR : 40% CIR	35%	£2,299,808	-£6,516,771	-£7,931,906	-£8,065,932	-£8,400,998	-£10,411,393	-£11,528,280
60% LAR : 40% CIR	40%	-£906,434	-£9,257,019	-£10,669,698	-£10,803,491	-£11,137,974	-£13,144,871	-£14,259,813
60% LAR : 40% CIR	45%	-£4,126,423	-£12,011,518	-£13,422,151	-£13,555,750	-£13,889,747	-£15,898,266	-£17,029,359
60% LAR : 40% CIR	50%	-£7,360,025	-£14,780,128	-£16,198,170	-£16,333,648	-£16,672,345	-£18,730,954	-£19,877,169

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,835,287	£16,651,644	£15,229,180	£15,094,460	£14,757,658	£12,736,850	£11,614,179
60% LAR : 40% CIR	5%	£25,748,917	£14,041,524	£12,624,423	£12,490,210	£12,154,676	£10,141,480	£9,023,038
60% LAR : 40% CIR	10%	£22,648,079	£11,416,407	£10,004,236	£9,870,489	£9,536,123	£7,529,926	£6,415,372
60% LAR : 40% CIR	15%	£19,532,906	£8,776,429	£7,368,760	£7,235,439	£6,902,139	£4,902,335	£3,791,333
60% LAR : 40% CIR	20%	£16,403,529	£6,121,729	£4,718,136	£4,585,202	£4,252,866	£2,258,856	£1,143,122
60% LAR : 40% CIR	25%	£13,243,058	£3,452,442	£2,052,506	£1,919,918	£1,588,450	-£418,631	-£1,540,386
60% LAR : 40% CIR	30%	£10,064,713	£768,707	-£636,374	-£770,672	-£1,106,419	-£3,120,900	-£4,240,055
60% LAR : 40% CIR	35%	£6,872,353	-£1,944,225	-£3,359,361	-£3,493,387	-£3,828,453	-£5,839,848	-£6,955,734
60% LAR : 40% CIR	40%	£3,666,111	-£4,684,474	-£6,097,153	-£6,230,946	-£6,565,429	-£8,572,325	-£9,687,268
60% LAR : 40% CIR	45%	£446,122	-£7,436,973	-£8,849,606	-£8,983,205	-£9,317,201	-£11,325,720	-£12,456,814
60% LAR : 40% CIR	50%	-£2,787,479	-£10,207,582	-£11,625,624	-£11,761,103	-£12,099,800	-£14,158,409	-£15,304,623

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,240,469	£22,056,826	£20,634,362	£20,499,642	£20,162,840	£18,142,032	£17,019,361
60% LAR : 40% CIR	5%	£31,154,099	£19,446,705	£18,029,604	£17,895,392	£17,559,858	£15,546,662	£14,428,220
60% LAR : 40% CIR	10%	£28,053,260	£16,821,589	£15,409,418	£15,275,671	£14,941,305	£12,935,108	£11,820,554
60% LAR : 40% CIR	15%	£24,938,088	£14,181,611	£12,773,941	£12,640,621	£12,307,320	£10,307,517	£9,196,515
60% LAR : 40% CIR	20%	£21,808,710	£11,526,911	£10,123,318	£9,990,384	£9,658,048	£7,664,038	£6,548,304
60% LAR : 40% CIR	25%	£18,648,239	£8,857,623	£7,457,688	£7,325,100	£6,993,632	£4,986,551	£3,864,796
60% LAR : 40% CIR	30%	£15,469,895	£6,173,889	£4,768,808	£4,634,510	£4,298,762	£2,284,282	£1,165,127
60% LAR : 40% CIR	35%	£12,277,535	£3,460,957	£2,045,821	£1,911,795	£1,576,729	-£433,666	-£1,550,553
60% LAR : 40% CIR	40%	£9,071,293	£720,708	-£691,971	-£825,764	-£1,160,247	-£3,167,143	-£4,282,086
60% LAR : 40% CIR	45%	£5,851,304	-£2,093,791	-£3,444,424	-£3,578,023	-£3,912,020	-£5,920,539	-£7,051,632
60% LAR : 40% CIR	50%	£2,617,702	-£4,802,401	-£6,220,442	-£6,355,921	-£6,694,618	-£8,753,227	-£9,899,442

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone C - £1,500 psf
No Units	**150**	**Sales value inflation**	**Base**
Site Area	**0.27 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£49,726,293	£37,477,721	£36,055,258	£35,920,537	£35,583,737	£33,562,928	£32,440,257
60% LAR : 40% CIR	5%	£46,148,455	£34,377,480	£32,960,379	£32,826,166	£32,490,633	£30,477,436	£29,358,993
60% LAR : 40% CIR	10%	£42,554,149	£31,262,241	£29,850,069	£29,716,322	£29,381,957	£27,375,760	£26,261,206
60% LAR : 40% CIR	15%	£38,945,506	£28,132,141	£26,724,471	£26,591,151	£26,257,850	£24,258,047	£23,147,045
60% LAR : 40% CIR	20%	£35,322,661	£24,987,318	£23,583,725	£23,450,791	£23,118,457	£21,124,445	£20,016,662
60% LAR : 40% CIR	25%	£31,685,745	£21,827,910	£20,427,974	£20,295,386	£19,963,917	£17,975,104	£16,870,208
60% LAR : 40% CIR	30%	£28,034,893	£18,654,053	£17,257,358	£17,125,077	£16,794,376	£14,810,171	£13,707,835
60% LAR : 40% CIR	35%	£24,370,233	£15,465,885	£14,072,017	£13,940,005	£13,609,975	£11,629,794	£10,518,860
60% LAR : 40% CIR	40%	£20,666,786	£12,263,543	£10,872,095	£10,740,312	£10,410,857	£8,406,041	£7,291,098
60% LAR : 40% CIR	45%	£16,948,711	£9,043,166	£7,632,533	£7,498,934	£7,164,937	£5,160,957	£4,047,636
60% LAR : 40% CIR	50%	£13,217,022	£5,778,328	£4,369,334	£4,235,892	£3,902,285	£1,900,646	£788,625

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,096,748	£10,846,176	£9,423,713	£9,288,992	£8,952,191	£6,931,383	£5,808,711
60% LAR : 40% CIR	5%	£19,516,909	£7,745,935	£6,328,834	£6,194,620	£5,859,088	£3,845,891	£2,727,448
60% LAR : 40% CIR	10%	£15,922,603	£4,630,695	£3,218,524	£3,084,777	£2,750,411	£744,214	-£370,340
60% LAR : 40% CIR	15%	£12,313,961	£1,500,595	£92,926	-£40,395	-£373,995	-£2,379,498	-£3,484,500
60% LAR : 40% CIR	20%	£8,691,116	-£1,644,227	-£3,047,820	-£3,180,754	-£3,513,089	-£5,507,100	-£6,614,883
60% LAR : 40% CIR	25%	£5,054,200	-£4,803,636	-£6,203,572	-£6,336,159	-£6,667,628	-£8,656,441	-£9,761,538
60% LAR : 40% CIR	30%	£1,403,347	-£7,977,492	-£9,374,188	-£9,506,469	-£9,837,170	-£11,821,374	-£12,923,710
60% LAR : 40% CIR	35%	-£2,261,312	-£11,165,661	-£12,559,529	-£12,691,541	-£13,021,570	-£15,001,752	-£16,112,685
60% LAR : 40% CIR	40%	-£5,964,759	-£14,369,803	-£15,759,451	-£15,891,233	-£16,220,689	-£18,225,504	-£19,340,447
60% LAR : 40% CIR	45%	-£9,682,835	-£17,588,379	-£18,969,012	-£19,132,612	-£19,466,608	-£21,470,588	-£22,583,910
60% LAR : 40% CIR	50%	-£13,414,523	-£20,853,217	-£22,262,212	-£22,395,653	-£22,729,260	-£24,730,899	-£25,842,920

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,132,111	£21,881,540	£20,459,076	£20,324,356	£19,987,555	£17,966,747	£16,844,075
60% LAR : 40% CIR	5%	£30,552,273	£18,781,298	£17,364,197	£17,229,984	£16,894,451	£14,881,254	£13,762,812
60% LAR : 40% CIR	10%	£26,957,967	£15,666,059	£14,253,887	£14,120,141	£13,785,775	£11,779,578	£10,665,024
60% LAR : 40% CIR	15%	£23,349,324	£12,535,959	£11,128,289	£10,994,969	£10,661,668	£8,661,865	£7,550,863
60% LAR : 40% CIR	20%	£19,726,479	£9,391,136	£7,987,544	£7,854,609	£7,522,275	£5,528,263	£4,420,480
60% LAR : 40% CIR	25%	£16,089,564	£6,231,728	£4,831,792	£4,699,205	£4,367,735	£2,378,923	£1,274,026
60% LAR : 40% CIR	30%	£12,438,711	£3,057,871	£1,661,176	£1,528,895	£1,198,011	-£786,011	-£1,883,347
60% LAR : 40% CIR	35%	£8,774,051	-£130,287	-£1,524,165	-£1,656,177	-£1,986,207	-£3,966,388	-£5,077,322
60% LAR : 40% CIR	40%	£5,070,605	-£3,332,639	-£4,724,087	-£4,855,869	-£5,185,325	-£7,190,140	-£8,305,084
60% LAR : 40% CIR	45%	£1,352,529	-£6,553,016	-£7,993,649	-£8,097,248	-£8,431,244	-£10,435,224	-£11,548,546
60% LAR : 40% CIR	50%	-£2,379,159	-£9,817,854	-£11,226,848	-£11,360,290	-£11,693,896	-£13,695,535	-£14,807,556

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,704,657	£26,454,085	£25,031,622	£24,896,901	£24,560,100	£22,539,292	£21,416,620
60% LAR : 40% CIR	5%	£35,124,818	£23,353,844	£21,936,743	£21,802,529	£21,466,997	£19,453,800	£18,335,357
60% LAR : 40% CIR	10%	£31,530,512	£20,238,604	£18,826,433	£18,692,686	£18,358,320	£16,352,124	£15,237,569
60% LAR : 40% CIR	15%	£27,921,870	£17,108,504	£15,700,835	£15,567,514	£15,234,214	£13,234,411	£12,123,409
60% LAR : 40% CIR	20%	£24,299,025	£13,963,682	£12,560,089	£12,427,155	£12,094,820	£10,100,809	£8,993,026
60% LAR : 40% CIR	25%	£20,662,109	£10,804,274	£9,404,337	£9,271,750	£8,940,281	£6,951,468	£5,846,571
60% LAR : 40% CIR	30%	£17,011,256	£7,630,417	£6,233,721	£6,101,441	£5,770,739	£3,786,535	£2,684,199
60% LAR : 40% CIR	35%	£13,346,597	£4,442,248	£3,048,380	£2,916,369	£2,586,339	£606,157	-£504,776
60% LAR : 40% CIR	40%	£9,643,150	£1,239,906	-£151,542	-£283,824	-£612,779	-£2,617,595	-£3,732,538
60% LAR : 40% CIR	45%	£5,925,075	-£1,980,470	-£3,391,103	-£3,524,703	-£3,858,699	-£5,862,979	-£6,976,000
60% LAR : 40% CIR	50%	£2,193,386	-£5,245,308	-£6,654,302	-£6,787,744	-£7,121,351	-£9,122,990	-£10,235,011

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£44,109,839	£31,859,267	£30,436,804	£30,302,083	£29,965,282	£27,944,474	£26,821,802
60% LAR : 40% CIR	5%	£40,530,000	£28,759,026	£27,341,925	£27,207,711	£26,872,178	£24,858,981	£23,740,539
60% LAR : 40% CIR	10%	£36,935,694	£25,643,786	£24,231,615	£24,097,868	£23,763,502	£21,757,305	£20,642,751
60% LAR : 40% CIR	15%	£33,327,051	£22,513,686	£21,106,017	£20,972,696	£20,639,395	£18,639,593	£17,528,591
60% LAR : 40% CIR	20%	£29,704,207	£19,368,864	£17,965,271	£17,832,337	£17,500,002	£15,505,991	£14,398,207
60% LAR : 40% CIR	25%	£26,067,291	£16,209,455	£14,809,519	£14,676,932	£14,345,463	£12,356,650	£11,251,753
60% LAR : 40% CIR	30%	£22,416,438	£13,035,598	£11,638,903	£11,506,622	£11,175,921	£9,191,717	£8,089,381
60% LAR : 40% CIR	35%	£18,751,778	£9,847,430	£8,453,562	£8,321,550	£7,991,521	£6,011,339	£4,900,406
60% LAR : 40% CIR	40%	£15,048,332	£6,645,088	£5,253,640	£5,121,858	£4,792,402	£2,787,587	£1,672,644
60% LAR : 40% CIR	45%	£11,330,256	£3,424,711	£2,014,078	£1,880,479	£1,546,483	-£457,497	-£1,570,818
60% LAR : 40% CIR	50%	£7,598,568	£159,874	-£1,249,121	-£1,382,582	-£1,716,169	-£3,717,808	-£4,829,829

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone C - £1,750 psf
No Units	150	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£66,177,243	£53,664,356	£52,263,271	£52,130,575	£51,798,835	£49,808,398	£48,702,599
60% LAR : 40% CIR	5%	£61,774,957	£49,772,210	£48,376,406	£48,244,210	£47,913,720	£45,930,780	£44,829,146
60% LAR : 40% CIR	10%	£57,358,204	£45,865,292	£44,474,344	£44,342,607	£44,013,287	£42,037,221	£40,939,418
60% LAR : 40% CIR	15%	£52,927,114	£41,943,736	£40,557,222	£40,425,905	£40,097,614	£38,127,866	£37,033,562
60% LAR : 40% CIR	20%	£48,481,822	£38,007,680	£36,625,181	£36,494,245	£36,166,904	£34,194,368	£33,086,584
60% LAR : 40% CIR	25%	£44,022,458	£34,057,256	£32,678,359	£32,547,784	£32,216,970	£30,228,156	£29,123,260
60% LAR : 40% CIR	30%	£39,549,157	£30,090,234	£28,693,539	£28,561,258	£28,230,558	£26,246,353	£25,144,017
60% LAR : 40% CIR	35%	£35,062,051	£26,085,196	£24,691,329	£24,559,317	£24,229,287	£22,249,106	£21,149,005
60% LAR : 40% CIR	40%	£30,561,272	£22,065,984	£20,674,536	£20,542,754	£20,213,298	£18,236,583	£17,138,376
60% LAR : 40% CIR	45%	£26,046,951	£18,032,736	£16,643,303	£16,511,712	£16,182,735	£14,208,873	£13,112,283
60% LAR : 40% CIR	50%	£21,518,465	£13,985,588	£12,597,769	£12,466,332	£12,137,740	£10,166,183	£9,059,084

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

						£97,649,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£39,545,698	£27,032,811	£25,631,725	£25,499,030	£25,167,290	£23,176,852	£22,071,053
60% LAR : 40% CIR	5%	£35,143,412	£23,140,664	£21,744,861	£21,612,665	£21,282,175	£19,299,234	£18,197,601
60% LAR : 40% CIR	10%	£30,726,658	£19,233,746	£17,842,799	£17,711,061	£17,381,721	£15,405,676	£14,307,872
60% LAR : 40% CIR	15%	£26,295,568	£15,312,191	£13,925,677	£13,794,360	£13,466,069	£11,496,321	£10,402,016
60% LAR : 40% CIR	20%	£21,850,276	£11,376,135	£9,993,635	£9,862,700	£9,535,359	£7,562,822	£6,455,038
60% LAR : 40% CIR	25%	£17,390,913	£7,425,711	£6,046,814	£5,916,219	£5,585,424	£3,596,611	£2,491,715
60% LAR : 40% CIR	30%	£12,917,612	£3,458,689	£2,061,994	£1,929,713	£1,599,013	-£385,193	-£1,487,526
60% LAR : 40% CIR	35%	£8,430,506	-£546,349	-£1,940,216	-£2,072,228	-£2,402,259	-£4,382,440	-£5,482,540
60% LAR : 40% CIR	40%	£3,929,726	-£4,565,562	-£5,957,010	-£6,088,792	-£6,418,247	-£8,394,983	-£9,493,169
60% LAR : 40% CIR	45%	-£584,594	-£8,598,809	-£9,988,242	-£10,119,833	-£10,448,811	-£12,422,673	-£13,518,262
60% LAR : 40% CIR	50%	-£5,113,081	-£12,645,957	-£14,033,776	-£14,165,213	-£14,493,805	-£16,465,362	-£17,572,462

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

						£57,186,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£50,581,061	£38,068,174	£36,667,089	£36,534,393	£36,202,654	£34,212,216	£33,106,417
60% LAR : 40% CIR	5%	£46,178,775	£34,176,028	£32,780,225	£32,648,028	£32,317,538	£30,334,598	£29,232,965
60% LAR : 40% CIR	10%	£41,762,022	£30,269,110	£28,878,162	£28,746,425	£28,417,085	£26,441,039	£25,343,236
60% LAR : 40% CIR	15%	£37,330,932	£26,347,554	£24,961,040	£24,829,724	£24,501,432	£22,531,685	£21,437,380
60% LAR : 40% CIR	20%	£32,885,640	£22,411,498	£21,028,999	£20,898,063	£20,570,723	£18,598,186	£17,490,402
60% LAR : 40% CIR	25%	£28,426,277	£18,461,074	£17,082,178	£16,951,582	£16,620,788	£14,631,974	£13,527,078
60% LAR : 40% CIR	30%	£23,952,975	£14,494,053	£13,097,357	£12,965,077	£12,634,376	£10,650,171	£9,547,835
60% LAR : 40% CIR	35%	£19,465,869	£10,489,014	£9,095,147	£8,963,135	£8,633,105	£6,652,924	£5,552,824
60% LAR : 40% CIR	40%	£14,965,090	£6,469,802	£5,078,354	£4,946,572	£4,617,116	£2,640,381	£1,542,194
60% LAR : 40% CIR	45%	£10,450,769	£2,436,554	£1,047,121	£915,530	£586,553	-£1,387,308	-£2,483,899
60% LAR : 40% CIR	50%	£5,922,283	-£1,610,594	-£2,998,413	-£3,129,849	-£3,458,442	-£5,429,998	-£6,537,098

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

						£40,420,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£55,153,607	£42,640,720	£41,239,634	£41,106,939	£40,775,199	£38,784,761	£37,678,962
60% LAR : 40% CIR	5%	£50,751,321	£38,748,574	£37,352,770	£37,220,574	£36,890,084	£34,907,143	£33,805,510
60% LAR : 40% CIR	10%	£46,334,567	£34,841,655	£33,450,708	£33,318,971	£32,989,630	£31,013,585	£29,915,781
60% LAR : 40% CIR	15%	£41,903,477	£30,920,100	£29,533,586	£29,402,269	£29,073,978	£27,104,230	£26,009,925
60% LAR : 40% CIR	20%	£37,458,185	£26,984,044	£25,601,544	£25,470,609	£25,143,268	£23,170,731	£22,062,947
60% LAR : 40% CIR	25%	£32,998,822	£23,033,620	£21,654,723	£21,524,128	£21,193,333	£19,204,520	£18,099,624
60% LAR : 40% CIR	30%	£28,525,521	£19,066,598	£17,669,903	£17,537,622	£17,206,922	£15,222,716	£14,120,380
60% LAR : 40% CIR	35%	£24,038,415	£15,061,560	£13,667,693	£13,535,681	£13,205,650	£11,225,470	£10,125,369
60% LAR : 40% CIR	40%	£19,537,635	£11,042,347	£9,650,900	£9,519,117	£9,189,662	£7,212,926	£6,114,740
60% LAR : 40% CIR	45%	£15,023,315	£7,009,100	£5,619,667	£5,488,076	£5,159,098	£3,185,236	£2,088,647
60% LAR : 40% CIR	50%	£10,494,828	£2,961,952	£1,574,133	£1,442,696	£1,114,104	-£857,453	-£1,954,553

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

						£20,601,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£60,558,789	£48,045,901	£46,644,816	£46,512,121	£46,180,381	£44,189,943	£43,084,144
60% LAR : 40% CIR	5%	£56,156,503	£44,153,755	£42,757,952	£42,625,756	£42,295,266	£40,312,325	£39,210,692
60% LAR : 40% CIR	10%	£51,739,749	£40,246,837	£38,855,889	£38,724,152	£38,394,812	£36,418,766	£35,320,963
60% LAR : 40% CIR	15%	£47,308,659	£36,325,282	£34,938,767	£34,807,451	£34,479,160	£32,509,412	£31,415,107
60% LAR : 40% CIR	20%	£42,863,367	£32,389,225	£31,006,726	£30,875,791	£30,548,450	£28,575,913	£27,468,129
60% LAR : 40% CIR	25%	£38,404,004	£28,438,801	£27,059,905	£26,929,310	£26,598,515	£24,609,701	£23,504,806
60% LAR : 40% CIR	30%	£33,930,703	£24,471,780	£23,075,084	£22,942,804	£22,612,104	£20,627,898	£19,525,562
60% LAR : 40% CIR	35%	£29,443,597	£20,466,742	£19,072,875	£18,940,863	£18,610,832	£16,630,651	£15,530,551
60% LAR : 40% CIR	40%	£24,942,817	£16,447,529	£15,056,081	£14,924,299	£14,594,844	£12,618,108	£11,519,922
60% LAR : 40% CIR	45%	£20,428,497	£11,424,282	£11,024,849	£10,893,258	£10,564,280	£8,590,418	£7,493,828
60% LAR : 40% CIR	50%	£15,900,010	£8,367,133	£6,979,315	£6,847,878	£8,519,286	£4,547,729	£3,440,629

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone C - £1,900 psf

No Units	150	Sales value inflation		Base
Site Area	0.27 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£76,007,676	£63,375,913	£61,974,827	£61,842,132	£61,510,392	£59,519,955	£58,414,156
60% LAR : 40% CIR	5%	£71,129,261	£58,998,189	£57,602,386	£57,470,190	£57,139,700	£55,156,759	£54,055,126
60% LAR : 40% CIR	10%	£66,236,596	£54,605,694	£53,214,745	£53,083,009	£52,753,868	£50,777,622	£49,679,819
60% LAR : 40% CIR	15%	£61,316,079	£50,198,560	£48,812,046	£48,680,729	£48,352,438	£46,382,689	£45,288,385
60% LAR : 40% CIR	20%	£56,377,317	£45,776,926	£44,394,427	£44,263,491	£43,936,150	£41,972,107	£40,880,972
60% LAR : 40% CIR	25%	£51,424,486	£41,340,923	£39,962,028	£39,831,432	£39,504,945	£37,546,022	£36,457,731
60% LAR : 40% CIR	30%	£46,457,716	£36,890,691	£35,514,986	£35,384,694	£35,058,963	£33,104,578	£32,005,725
60% LAR : 40% CIR	35%	£41,477,142	£32,426,362	£31,053,443	£30,923,415	£30,598,345	£28,620,693	£27,520,592
60% LAR : 40% CIR	40%	£36,482,893	£27,947,450	£26,556,002	£26,424,219	£26,094,763	£24,118,028	£23,019,842
60% LAR : 40% CIR	45%	£31,475,104	£23,424,079	£22,034,646	£21,903,055	£21,574,078	£19,600,215	£18,503,626
60% LAR : 40% CIR	50%	£26,453,908	£18,886,809	£17,498,991	£17,367,553	£17,038,961	£15,067,404	£13,972,096

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£49,376,131	£36,744,367	£35,343,282	£35,210,587	£34,878,847	£32,888,409	£31,782,611
60% LAR : 40% CIR	5%	£44,497,715	£32,366,644	£30,970,840	£30,838,644	£30,508,154	£28,525,214	£27,423,581
60% LAR : 40% CIR	10%	£39,605,050	£27,974,148	£26,583,200	£26,451,464	£26,122,123	£24,146,077	£23,048,273
60% LAR : 40% CIR	15%	£34,684,533	£23,567,015	£22,180,500	£22,049,184	£21,720,893	£19,751,144	£18,656,839
60% LAR : 40% CIR	20%	£29,745,772	£19,145,380	£17,762,882	£17,631,945	£17,304,605	£15,340,562	£14,249,427
60% LAR : 40% CIR	25%	£24,792,941	£14,709,378	£13,330,482	£13,199,887	£12,873,400	£10,914,477	£9,826,186
60% LAR : 40% CIR	30%	£19,826,171	£10,259,146	£8,883,441	£8,753,148	£8,427,418	£6,473,033	£5,374,180
60% LAR : 40% CIR	35%	£14,845,596	£5,794,817	£4,421,897	£4,291,869	£3,966,799	£1,989,147	£889,047
60% LAR : 40% CIR	40%	£9,851,348	£1,315,904	-£75,544	-£207,326	-£536,783	-£2,513,917	-£3,611,704
60% LAR : 40% CIR	45%	£4,843,559	-£3,207,467	-£4,596,900	-£4,728,491	-£5,057,467	-£7,031,330	-£8,127,920
60% LAR : 40% CIR	50%	-£177,637	-£7,744,737	-£9,132,555	-£9,263,993	-£9,592,585	-£11,564,141	-£12,659,450

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£60,411,495	£47,779,731	£46,378,646	£46,245,950	£45,914,210	£43,923,773	£42,817,974
60% LAR : 40% CIR	5%	£55,533,079	£43,402,008	£42,006,204	£41,874,008	£41,543,518	£39,560,577	£38,458,944
60% LAR : 40% CIR	10%	£50,640,414	£39,009,512	£37,618,563	£37,486,827	£37,157,486	£35,181,440	£34,083,637
60% LAR : 40% CIR	15%	£45,719,897	£34,602,378	£33,215,864	£33,084,547	£32,756,256	£30,786,507	£29,692,203
60% LAR : 40% CIR	20%	£40,781,135	£30,180,744	£28,798,245	£28,667,309	£28,339,968	£26,375,925	£25,284,791
60% LAR : 40% CIR	25%	£35,828,304	£25,744,742	£24,365,846	£24,235,251	£23,908,763	£21,949,840	£20,861,549
60% LAR : 40% CIR	30%	£30,861,534	£21,294,510	£19,918,805	£19,788,512	£19,462,781	£17,508,396	£16,409,544
60% LAR : 40% CIR	35%	£25,880,960	£16,830,180	£15,457,261	£15,327,233	£15,002,163	£13,024,511	£11,924,410
60% LAR : 40% CIR	40%	£20,886,711	£12,351,268	£10,959,820	£10,828,037	£10,498,581	£8,521,847	£7,423,660
60% LAR : 40% CIR	45%	£15,878,923	£7,827,897	£6,438,464	£6,306,873	£5,977,896	£4,004,034	£2,907,444
60% LAR : 40% CIR	50%	£10,857,726	£3,290,627	£1,902,809	£1,771,371	£1,442,779	-£528,776	-£1,624,086

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£64,984,040	£52,352,276	£50,951,191	£50,818,496	£50,486,756	£48,496,318	£47,390,520
60% LAR : 40% CIR	5%	£60,105,624	£47,974,553	£46,578,749	£46,446,553	£46,116,063	£44,133,123	£43,031,490
60% LAR : 40% CIR	10%	£55,212,959	£43,582,057	£42,191,109	£42,059,373	£41,730,032	£39,753,986	£38,656,182
60% LAR : 40% CIR	15%	£50,292,442	£39,174,924	£37,788,410	£37,657,093	£37,328,802	£35,359,053	£34,264,748
60% LAR : 40% CIR	20%	£45,353,681	£34,753,289	£33,370,791	£33,239,854	£32,912,514	£30,948,471	£29,857,336
60% LAR : 40% CIR	25%	£40,400,850	£30,317,287	£28,938,391	£28,807,796	£28,481,309	£26,522,386	£25,434,095
60% LAR : 40% CIR	30%	£35,434,080	£25,867,055	£24,491,350	£24,361,057	£24,035,327	£22,080,942	£20,982,089
60% LAR : 40% CIR	35%	£30,453,505	£21,402,726	£20,029,806	£19,899,778	£19,574,709	£17,597,056	£16,496,956
60% LAR : 40% CIR	40%	£25,459,257	£16,923,813	£15,532,365	£15,400,583	£15,071,126	£13,094,392	£11,996,206
60% LAR : 40% CIR	45%	£20,451,468	£12,400,442	£11,011,009	£10,879,419	£10,550,442	£8,576,579	£7,479,989
60% LAR : 40% CIR	50%	£15,430,272	£7,863,172	£6,475,354	£6,343,917	£6,015,324	£4,043,768	£2,948,459

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£70,389,222	£57,757,458	£56,356,373	£56,223,677	£55,891,938	£53,901,500	£52,795,702
60% LAR : 40% CIR	5%	£65,510,806	£53,379,735	£51,983,931	£51,851,735	£51,521,245	£49,538,305	£48,436,671
60% LAR : 40% CIR	10%	£60,618,141	£48,987,239	£47,596,291	£47,464,555	£47,135,213	£45,159,168	£44,061,364
60% LAR : 40% CIR	15%	£55,697,624	£44,580,106	£43,193,591	£43,062,275	£42,733,984	£40,764,235	£39,669,930
60% LAR : 40% CIR	20%	£50,758,862	£40,158,471	£38,775,973	£38,645,036	£38,317,696	£36,353,652	£35,262,518
60% LAR : 40% CIR	25%	£45,806,032	£35,722,469	£34,343,573	£34,212,978	£33,886,491	£31,927,567	£30,839,277
60% LAR : 40% CIR	30%	£40,839,262	£31,272,237	£29,896,532	£29,766,239	£29,440,509	£27,486,123	£26,387,271
60% LAR : 40% CIR	35%	£35,858,687	£26,807,907	£25,434,988	£25,304,960	£24,979,890	£23,002,238	£21,902,138
60% LAR : 40% CIR	40%	£30,864,439	£22,328,995	£20,937,547	£20,805,765	£20,476,308	£18,499,574	£17,401,387
60% LAR : 40% CIR	45%	£25,856,650	£17,805,624	£16,416,191	£16,284,600	£15,955,624	£13,981,761	£12,885,171
60% LAR : 40% CIR	50%	£20,835,454	£13,268,354	£11,880,536	£11,749,098	£11,420,506	£9,448,949	£8,353,641

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone C - £2,000 psf

No Units	150	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£82,546,518	£69,850,284	£68,449,199	£68,316,503	£67,984,764	£65,994,326	£64,888,528
60% LAR : 40% CIR	5%	£77,341,162	£65,148,842	£63,753,039	£63,620,843	£63,290,353	£61,307,412	£60,205,779
60% LAR : 40% CIR	10%	£72,121,553	£60,432,627	£59,041,680	£58,909,944	£58,580,602	£56,604,557	£55,506,753
60% LAR : 40% CIR	15%	£66,887,826	£55,701,776	£54,315,262	£54,183,945	£53,855,654	£51,885,905	£50,791,601
60% LAR : 40% CIR	20%	£61,640,109	£50,956,422	£49,573,924	£49,442,988	£49,115,648	£47,151,604	£46,060,470
60% LAR : 40% CIR	25%	£56,359,170	£46,196,702	£44,817,806	£44,687,211	£44,360,724	£42,401,800	£41,313,510
60% LAR : 40% CIR	30%	£51,063,423	£41,422,751	£40,047,047	£39,916,754	£39,591,024	£37,636,638	£36,550,869
60% LAR : 40% CIR	35%	£45,753,868	£36,634,704	£35,261,785	£35,131,756	£34,806,686	£32,856,265	£31,768,317
60% LAR : 40% CIR	40%	£40,430,641	£31,832,696	£30,462,159	£30,332,958	£30,007,853	£28,039,005	£26,940,818
60% LAR : 40% CIR	45%	£35,093,874	£27,016,862	£25,628,874	£25,497,283	£25,168,307	£23,194,444	£22,097,854
60% LAR : 40% CIR	50%	£29,743,698	£22,154,290	£20,766,471	£20,635,034	£20,306,441	£18,334,885	£17,239,576

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£55,914,973	£43,218,739	£41,817,654	£41,684,958	£41,353,218	£39,362,781	£38,256,982
60% LAR : 40% CIR	5%	£50,709,616	£38,517,297	£37,121,493	£36,989,297	£36,658,807	£34,675,867	£33,574,234
60% LAR : 40% CIR	10%	£45,490,008	£33,801,082	£32,410,134	£32,278,398	£31,949,057	£29,973,011	£28,875,208
60% LAR : 40% CIR	15%	£40,256,281	£29,070,231	£27,683,716	£27,552,400	£27,224,109	£25,254,360	£24,160,055
60% LAR : 40% CIR	20%	£35,008,564	£24,324,877	£22,942,378	£22,811,443	£22,484,102	£20,520,059	£19,428,924
60% LAR : 40% CIR	25%	£29,727,625	£19,565,157	£18,186,260	£18,055,666	£17,729,179	£15,770,254	£14,681,964
60% LAR : 40% CIR	30%	£24,431,877	£14,791,205	£13,415,501	£13,285,209	£12,959,478	£11,005,093	£9,919,323
60% LAR : 40% CIR	35%	£19,122,323	£10,003,158	£8,630,239	£8,500,211	£8,175,140	£6,224,720	£5,136,771
60% LAR : 40% CIR	40%	£13,799,096	£5,201,150	£3,830,614	£3,700,813	£3,376,308	£1,407,459	£309,273
60% LAR : 40% CIR	45%	£8,462,328	£386,317	-£1,292,671	-£1,134,952	-£1,463,239	-£3,437,102	-£4,533,691
60% LAR : 40% CIR	50%	£3,112,152	-£4,477,255	-£5,865,074	-£5,996,511	-£6,325,104	-£8,296,660	-£9,391,989

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£66,950,337	£54,254,102	£52,853,017	£52,720,322	£52,388,582	£50,398,144	£49,292,346
60% LAR : 40% CIR	5%	£61,744,980	£49,552,661	£48,156,857	£48,024,661	£47,694,171	£45,711,230	£44,609,597
60% LAR : 40% CIR	10%	£56,525,372	£44,836,445	£43,445,498	£43,313,762	£42,984,421	£41,008,375	£39,910,571
60% LAR : 40% CIR	15%	£51,291,644	£40,105,594	£38,719,080	£38,587,763	£38,259,472	£36,289,723	£35,195,419
60% LAR : 40% CIR	20%	£46,043,928	£35,360,240	£33,977,742	£33,846,806	£33,519,466	£31,555,423	£30,464,288
60% LAR : 40% CIR	25%	£40,762,989	£30,600,520	£29,221,624	£29,091,029	£28,764,542	£26,805,618	£25,717,328
60% LAR : 40% CIR	30%	£35,467,241	£25,826,569	£24,450,865	£24,320,572	£23,994,842	£22,040,457	£20,954,687
60% LAR : 40% CIR	35%	£30,157,687	£21,038,522	£19,665,603	£19,535,575	£19,210,504	£17,260,083	£16,172,135
60% LAR : 40% CIR	40%	£24,834,460	£16,236,514	£14,865,978	£14,736,176	£14,411,671	£12,442,823	£11,344,637
60% LAR : 40% CIR	45%	£19,497,692	£11,420,680	£10,032,692	£9,901,102	£9,572,125	£7,598,262	£6,501,672
60% LAR : 40% CIR	50%	£14,147,516	£6,558,108	£5,170,289	£5,038,853	£4,710,259	£2,738,704	£1,643,394

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£71,522,882	£58,826,648	£57,425,563	£57,292,867	£56,961,127	£54,970,690	£53,864,891
60% LAR : 40% CIR	5%	£66,317,525	£54,125,206	£52,729,402	£52,597,206	£52,266,716	£50,283,776	£49,182,143
60% LAR : 40% CIR	10%	£61,097,917	£49,408,991	£48,018,043	£47,886,307	£47,556,966	£45,580,920	£44,483,117
60% LAR : 40% CIR	15%	£55,864,190	£44,678,140	£43,291,625	£43,160,309	£42,832,018	£40,862,269	£39,767,964
60% LAR : 40% CIR	20%	£50,616,473	£39,932,786	£38,550,287	£38,419,352	£38,092,011	£36,127,968	£35,036,833
60% LAR : 40% CIR	25%	£45,335,534	£35,173,066	£33,794,169	£33,663,575	£33,337,088	£31,378,164	£30,289,874
60% LAR : 40% CIR	30%	£40,039,787	£30,399,114	£29,023,410	£28,893,118	£28,567,387	£26,613,002	£25,527,233
60% LAR : 40% CIR	35%	£34,730,232	£25,611,068	£24,238,148	£24,108,120	£23,783,049	£21,832,629	£20,744,680
60% LAR : 40% CIR	40%	£29,407,005	£20,809,059	£19,438,523	£19,308,722	£18,984,217	£17,015,368	£15,917,182
60% LAR : 40% CIR	45%	£24,070,237	£15,993,226	£14,605,238	£14,473,647	£14,144,670	£12,170,808	£11,074,218
60% LAR : 40% CIR	50%	£18,720,061	£11,130,654	£9,742,835	£9,611,398	£9,282,805	£7,311,249	£6,215,940

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£76,928,064	£64,231,830	£62,830,744	£62,698,049	£62,366,309	£60,375,872	£59,270,073
60% LAR : 40% CIR	5%	£71,722,707	£59,530,388	£58,134,584	£58,002,388	£57,671,898	£55,688,958	£54,587,324
60% LAR : 40% CIR	10%	£66,503,099	£54,814,173	£53,423,225	£53,291,489	£52,962,148	£50,986,102	£49,888,299
60% LAR : 40% CIR	15%	£61,269,371	£50,083,322	£48,696,807	£48,565,491	£48,237,200	£46,267,451	£45,173,146
60% LAR : 40% CIR	20%	£56,021,655	£45,337,968	£43,955,469	£43,824,534	£43,497,193	£41,533,150	£40,442,015
60% LAR : 40% CIR	25%	£50,740,716	£40,578,248	£39,199,351	£39,068,757	£38,742,270	£36,783,345	£35,695,055
60% LAR : 40% CIR	30%	£45,444,968	£35,804,296	£34,428,592	£34,298,300	£33,972,569	£32,018,184	£30,932,414
60% LAR : 40% CIR	35%	£40,135,414	£31,016,249	£29,643,330	£29,513,302	£29,188,231	£27,237,811	£26,149,862
60% LAR : 40% CIR	40%	£34,812,187	£26,214,241	£24,843,705	£24,713,903	£24,389,399	£22,420,550	£21,322,364
60% LAR : 40% CIR	45%	£29,475,419	£21,398,408	£20,010,420	£19,878,829	£19,549,852	£17,575,989	£16,479,400
60% LAR : 40% CIR	50%	£24,125,243	£16,535,835	£15,148,017	£15,016,580	£14,687,987	£12,716,431	£11,621,122

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone C - RP Periphery £2,250 psf

No Units	150	Sales value inflation		Base
Site Area	0.27 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£98,893,623	£86,029,747	£84,635,128	£84,502,432	£84,170,693	£82,180,255	£81,074,456
60% LAR : 40% CIR	5%	£92,870,912	£80,525,475	£79,129,671	£78,997,475	£78,666,985	£76,684,045	£75,582,410
60% LAR : 40% CIR	10%	£86,833,949	£74,999,964	£73,609,015	£73,477,279	£73,147,938	£71,171,892	£70,074,089
60% LAR : 40% CIR	15%	£80,782,866	£69,459,815	£68,073,301	£67,941,984	£67,613,693	£65,643,945	£64,549,640
60% LAR : 40% CIR	20%	£74,717,793	£63,905,165	£62,522,667	£62,391,731	£62,064,391	£60,100,347	£59,009,213
60% LAR : 40% CIR	25%	£68,638,862	£58,336,148	£56,957,253	£56,826,658	£56,500,170	£54,541,247	£53,452,956
60% LAR : 40% CIR	30%	£62,546,202	£52,752,901	£51,377,196	£51,246,904	£50,921,173	£48,966,789	£47,881,019
60% LAR : 40% CIR	35%	£56,439,945	£47,155,557	£45,782,638	£45,652,610	£45,327,539	£43,377,119	£42,293,551
60% LAR : 40% CIR	40%	£50,300,011	£41,544,252	£40,173,716	£40,043,915	£39,719,410	£37,772,383	£36,690,702
60% LAR : 40% CIR	45%	£44,140,796	£35,919,122	£34,550,571	£34,420,958	£34,096,926	£32,152,728	£31,072,618
60% LAR : 40% CIR	50%	£37,968,173	£30,280,303	£28,913,341	£28,783,880	£28,460,225	£26,503,586	£25,408,277

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£72,262,078	£59,398,201	£58,003,583	£57,870,886	£57,539,148	£56,548,710	£54,442,911
60% LAR : 40% CIR	5%	£66,239,366	£53,893,929	£52,498,126	£52,365,930	£52,035,440	£50,052,499	£48,950,865
60% LAR : 40% CIR	10%	£60,202,403	£48,368,419	£46,977,470	£46,845,734	£46,516,393	£44,540,347	£43,442,543
60% LAR : 40% CIR	15%	£54,151,320	£42,828,270	£41,441,755	£41,310,439	£40,982,148	£39,012,400	£37,918,095
60% LAR : 40% CIR	20%	£48,086,248	£37,273,620	£35,891,121	£35,760,186	£35,432,845	£33,468,802	£32,377,667
60% LAR : 40% CIR	25%	£42,007,317	£31,704,603	£30,325,707	£30,195,112	£29,868,825	£27,909,702	£26,821,411
60% LAR : 40% CIR	30%	£35,914,657	£26,121,356	£24,745,651	£24,615,358	£24,289,628	£22,335,243	£21,249,474
60% LAR : 40% CIR	35%	£29,808,399	£20,524,012	£19,151,093	£19,021,065	£18,695,994	£16,745,573	£15,662,006
60% LAR : 40% CIR	40%	£23,668,466	£14,912,707	£13,542,171	£13,412,369	£13,087,865	£11,140,838	£10,059,156
60% LAR : 40% CIR	45%	£17,509,251	£9,287,577	£7,919,026	£7,789,413	£7,465,380	£5,521,183	£4,441,073
60% LAR : 40% CIR	50%	£11,336,627	£3,648,757	£2,281,796	£2,152,334	£1,828,680	-£127,958	-£1,223,268

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£83,297,441	£70,433,565	£69,038,946	£68,906,250	£68,574,511	£66,584,074	£65,478,274
60% LAR : 40% CIR	5%	£77,274,730	£64,929,293	£63,533,489	£63,401,293	£63,070,803	£61,087,863	£59,986,229
60% LAR : 40% CIR	10%	£71,237,767	£59,403,782	£58,012,834	£57,881,097	£57,551,756	£55,575,711	£54,477,907
60% LAR : 40% CIR	15%	£65,186,684	£53,863,633	£52,477,119	£52,345,802	£52,017,511	£50,047,763	£48,953,459
60% LAR : 40% CIR	20%	£59,121,612	£48,308,983	£46,926,485	£46,795,549	£46,468,209	£44,504,166	£43,413,031
60% LAR : 40% CIR	25%	£53,042,680	£42,739,967	£41,361,071	£41,230,476	£40,903,989	£38,945,065	£37,856,774
60% LAR : 40% CIR	30%	£46,950,021	£37,156,719	£35,781,014	£35,650,722	£35,324,991	£33,370,607	£32,284,837
60% LAR : 40% CIR	35%	£40,843,763	£31,559,376	£30,186,456	£30,056,428	£29,731,358	£27,780,937	£26,697,369
60% LAR : 40% CIR	40%	£34,703,829	£25,948,071	£24,577,534	£24,447,733	£24,123,228	£22,176,201	£21,094,520
60% LAR : 40% CIR	45%	£28,544,614	£20,322,940	£18,954,389	£18,824,777	£18,500,744	£16,556,546	£15,476,437
60% LAR : 40% CIR	50%	£22,371,991	£14,684,121	£13,317,159	£13,187,698	£12,864,043	£10,907,405	£9,812,095

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£87,869,987	£75,006,110	£73,611,492	£73,478,795	£73,147,057	£71,156,619	£70,050,820
60% LAR : 40% CIR	5%	£81,847,275	£69,501,839	£68,106,035	£67,973,839	£67,643,349	£65,660,408	£64,558,774
60% LAR : 40% CIR	10%	£75,810,312	£63,976,328	£62,585,379	£62,453,643	£62,124,302	£60,148,256	£59,050,453
60% LAR : 40% CIR	15%	£69,759,229	£58,436,179	£57,049,664	£56,918,348	£56,590,057	£54,620,309	£53,526,004
60% LAR : 40% CIR	20%	£63,694,157	£52,881,529	£51,499,030	£51,368,095	£51,040,754	£49,076,711	£47,985,576
60% LAR : 40% CIR	25%	£57,615,226	£47,312,512	£45,933,616	£45,803,021	£45,476,534	£43,517,611	£42,429,320
60% LAR : 40% CIR	30%	£51,522,566	£41,729,265	£40,353,560	£40,223,267	£39,897,537	£37,943,152	£36,857,383
60% LAR : 40% CIR	35%	£45,416,308	£36,131,921	£34,759,002	£34,628,974	£34,303,903	£32,353,483	£31,269,915
60% LAR : 40% CIR	40%	£39,276,375	£30,520,616	£29,150,080	£29,020,278	£28,695,774	£26,748,747	£25,667,065
60% LAR : 40% CIR	45%	£33,117,160	£24,895,486	£23,526,935	£23,397,322	£23,073,289	£21,129,092	£20,048,982
60% LAR : 40% CIR	50%	£26,944,536	£19,256,666	£17,889,705	£17,760,243	£17,436,589	£15,479,950	£14,384,641

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£93,275,169	£80,411,292	£79,016,674	£78,883,977	£78,552,238	£76,561,801	£75,456,002
60% LAR : 40% CIR	5%	£87,252,457	£74,907,020	£73,511,217	£73,379,021	£73,048,530	£71,065,590	£69,963,956
60% LAR : 40% CIR	10%	£81,215,494	£69,381,509	£67,990,561	£67,858,825	£67,529,484	£65,553,438	£64,455,634
60% LAR : 40% CIR	15%	£75,164,411	£63,841,360	£62,454,846	£62,323,530	£61,995,239	£60,025,491	£58,931,186
60% LAR : 40% CIR	20%	£69,099,339	£58,286,711	£56,904,212	£56,773,277	£56,445,936	£54,481,893	£53,390,758
60% LAR : 40% CIR	25%	£63,020,407	£52,717,694	£51,338,798	£51,208,203	£50,881,716	£48,922,793	£47,834,502
60% LAR : 40% CIR	30%	£56,927,748	£47,134,447	£45,758,742	£45,628,449	£45,302,718	£43,348,334	£42,262,565
60% LAR : 40% CIR	35%	£50,821,490	£41,537,103	£40,164,184	£40,034,156	£39,709,085	£37,758,664	£36,675,097
60% LAR : 40% CIR	40%	£44,681,557	£35,925,798	£34,555,262	£34,425,460	£34,100,955	£32,153,929	£31,072,247
60% LAR : 40% CIR	45%	£38,522,342	£30,300,667	£28,932,117	£28,802,504	£28,478,471	£26,534,274	£25,454,164
60% LAR : 40% CIR	50%	£32,349,718	£24,661,848	£23,294,886	£23,165,425	£22,841,770	£20,885,132	£19,789,823

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats	

Value Area	**Zone C - RP Periphery £2,450 psf**

No Units	**150**
Site Area	**0.27 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£111,971,308	£98,898,317	£97,518,289	£97,387,587	£97,060,833	£95,100,310	£94,011,130
60% LAR : 40% CIR	5%	£105,294,711	£92,761,619	£91,386,792	£91,256,583	£90,931,060	£88,977,921	£87,883,716
60% LAR : 40% CIR	10%	£98,603,865	£86,610,370	£85,240,327	£85,110,570	£84,786,179	£82,825,761	£81,727,958
60% LAR : 40% CIR	15%	£91,899,897	£80,444,704	£79,079,028	£78,948,416	£78,620,125	£76,650,376	£75,556,071
60% LAR : 40% CIR	20%	£85,179,942	£74,264,160	£72,881,662	£72,750,725	£72,423,384	£70,459,342	£69,368,207
60% LAR : 40% CIR	25%	£78,447,126	£68,047,706	£66,668,810	£66,538,214	£66,211,727	£64,252,804	£63,164,513
60% LAR : 40% CIR	30%	£71,700,581	£61,817,021	£60,441,317	£60,311,024	£59,985,294	£58,030,908	£56,945,139
60% LAR : 40% CIR	35%	£64,940,439	£55,572,240	£54,199,321	£54,069,293	£53,744,223	£51,793,802	£50,710,235
60% LAR : 40% CIR	40%	£58,166,830	£49,313,498	£47,942,963	£47,813,160	£47,488,656	£45,541,629	£44,459,947
60% LAR : 40% CIR	45%	£51,378,334	£43,040,932	£41,672,380	£41,542,767	£41,218,734	£39,274,537	£38,194,427
60% LAR : 40% CIR	50%	£44,547,753	£36,754,674	£35,387,713	£35,258,251	£34,934,597	£32,992,670	£31,913,823

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£85,339,763	£72,266,772	£70,886,744	£70,756,042	£70,428,288	£68,468,765	£67,379,585
60% LAR : 40% CIR	5%	£78,663,166	£66,130,074	£64,755,247	£64,625,037	£64,299,515	£62,346,376	£61,252,171
60% LAR : 40% CIR	10%	£71,972,319	£59,978,824	£58,608,781	£58,479,024	£58,154,633	£56,194,216	£55,096,412
60% LAR : 40% CIR	15%	£65,267,352	£53,813,159	£52,447,483	£52,316,871	£51,988,580	£50,018,831	£48,924,526
60% LAR : 40% CIR	20%	£58,548,396	£47,632,615	£46,250,116	£46,119,180	£45,791,839	£43,827,797	£42,736,661
60% LAR : 40% CIR	25%	£51,815,580	£41,416,161	£40,037,264	£39,906,669	£39,580,182	£37,621,258	£36,532,967
60% LAR : 40% CIR	30%	£45,069,036	£35,185,476	£33,809,771	£33,679,479	£33,353,748	£31,399,363	£30,313,594
60% LAR : 40% CIR	35%	£38,308,894	£28,940,695	£27,567,775	£27,437,747	£27,112,678	£25,162,256	£24,078,689
60% LAR : 40% CIR	40%	£31,535,284	£22,681,953	£21,311,417	£21,181,615	£20,857,110	£18,910,083	£17,828,402
60% LAR : 40% CIR	45%	£24,746,788	£16,409,386	£15,040,834	£14,911,222	£14,587,189	£12,642,991	£11,562,882
60% LAR : 40% CIR	50%	£17,916,208	£10,123,129	£8,756,167	£8,626,706	£8,303,051	£6,361,125	£5,282,278

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£96,375,126	£83,302,136	£81,922,107	£81,791,406	£81,464,651	£79,504,128	£78,414,949
60% LAR : 40% CIR	5%	£89,698,529	£77,165,437	£75,790,611	£75,660,401	£75,334,878	£73,381,740	£72,287,535
60% LAR : 40% CIR	10%	£83,007,683	£71,014,188	£69,644,145	£69,514,388	£69,189,997	£67,229,579	£66,131,776
60% LAR : 40% CIR	15%	£76,302,716	£64,848,522	£63,482,846	£63,352,234	£63,023,943	£61,054,194	£59,959,889
60% LAR : 40% CIR	20%	£69,583,760	£58,667,978	£57,285,480	£57,154,543	£56,827,203	£54,863,160	£53,772,025
60% LAR : 40% CIR	25%	£62,850,944	£52,451,524	£51,072,628	£50,942,032	£50,615,545	£48,656,622	£47,568,331
60% LAR : 40% CIR	30%	£56,104,400	£46,220,839	£44,845,135	£44,714,842	£44,389,112	£42,434,727	£41,348,957
60% LAR : 40% CIR	35%	£49,344,257	£39,976,058	£38,603,139	£38,473,111	£38,148,041	£36,197,620	£35,114,053
60% LAR : 40% CIR	40%	£42,570,648	£33,717,316	£32,346,781	£32,216,979	£31,892,474	£29,945,447	£28,863,765
60% LAR : 40% CIR	45%	£35,782,152	£27,444,750	£26,076,198	£25,946,585	£25,622,552	£23,678,355	£22,598,245
60% LAR : 40% CIR	50%	£28,951,571	£21,158,492	£19,791,531	£19,662,069	£19,338,415	£17,396,488	£16,317,641

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£100,947,672	£87,874,681	£86,494,653	£86,363,951	£86,037,197	£84,076,674	£82,987,494
60% LAR : 40% CIR	5%	£94,271,075	£81,737,983	£80,363,156	£80,232,946	£79,907,424	£77,954,285	£76,860,080
60% LAR : 40% CIR	10%	£87,580,229	£75,586,733	£74,216,690	£74,086,934	£73,762,542	£71,802,125	£70,704,321
60% LAR : 40% CIR	15%	£80,875,261	£69,421,068	£68,055,392	£67,924,780	£67,596,489	£65,626,740	£64,532,435
60% LAR : 40% CIR	20%	£74,156,305	£63,240,524	£61,858,025	£61,727,089	£61,399,748	£59,435,706	£58,344,570
60% LAR : 40% CIR	25%	£67,423,489	£57,024,070	£55,645,173	£55,514,578	£55,188,091	£53,229,168	£52,140,877
60% LAR : 40% CIR	30%	£60,676,945	£50,793,385	£49,417,681	£49,287,388	£48,961,657	£47,007,272	£45,921,503
60% LAR : 40% CIR	35%	£53,916,803	£44,548,604	£43,175,684	£43,045,656	£42,720,587	£40,770,165	£39,686,598
60% LAR : 40% CIR	40%	£47,143,193	£38,289,862	£36,919,326	£36,789,524	£36,465,019	£34,517,992	£33,436,311
60% LAR : 40% CIR	45%	£40,354,698	£32,017,295	£30,648,744	£30,519,131	£30,195,098	£28,250,900	£27,170,791
60% LAR : 40% CIR	50%	£33,524,117	£25,731,038	£24,364,076	£24,234,615	£23,910,960	£21,969,034	£20,890,187

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£106,352,854	£93,279,863	£91,899,835	£91,769,133	£91,442,378	£89,481,856	£88,392,676
60% LAR : 40% CIR	5%	£99,676,257	£87,143,164	£85,768,338	£85,638,128	£85,312,606	£83,359,467	£82,265,262
60% LAR : 40% CIR	10%	£92,985,410	£80,991,915	£79,621,872	£79,492,115	£79,167,724	£77,207,307	£76,109,503
60% LAR : 40% CIR	15%	£86,280,443	£74,826,250	£73,460,574	£73,329,961	£73,001,670	£71,031,921	£69,937,617
60% LAR : 40% CIR	20%	£79,561,487	£68,645,705	£67,263,207	£67,132,271	£66,804,930	£64,840,888	£63,749,752
60% LAR : 40% CIR	25%	£72,828,671	£62,429,252	£61,050,355	£60,919,760	£60,593,273	£58,634,349	£57,546,058
60% LAR : 40% CIR	30%	£66,082,127	£56,198,566	£54,822,862	£54,692,570	£54,366,839	£52,412,454	£51,326,684
60% LAR : 40% CIR	35%	£59,321,985	£49,953,786	£48,580,866	£48,450,838	£48,125,768	£46,175,347	£45,091,780
60% LAR : 40% CIR	40%	£52,548,375	£43,695,043	£42,324,508	£42,194,706	£41,870,201	£39,923,174	£38,841,493
60% LAR : 40% CIR	45%	£45,759,879	£37,422,477	£36,053,925	£35,924,312	£35,600,280	£33,656,082	£32,575,972
60% LAR : 40% CIR	50%	£38,929,298	£31,136,220	£29,769,258	£29,639,797	£29,316,142	£27,374,216	£26,295,369

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	

Value Area	Zone C - £1,050 psf

No Units	200
Site Area	0.29 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,809,590	£4,651,280	£2,634,493	£2,442,897	£1,963,907	-£923,920	-£2,544,916
60% LAR : 40% CIR	5%	£17,929,151	£2,582,928	£573,401	£382,492	-£96,225	-£3,003,548	-£4,618,727
60% LAR : 40% CIR	10%	£15,228,149	£493,259	-£1,532,654	-£1,725,837	-£2,208,792	-£5,106,528	-£6,736,353
60% LAR : 40% CIR	15%	£12,506,761	-£1,642,223	-£3,669,530	-£3,862,132	-£4,343,635	-£7,263,662	-£8,893,165
60% LAR : 40% CIR	20%	£9,765,166	-£3,806,500	-£5,841,012	-£6,036,022	-£6,523,545	-£9,448,687	-£11,073,766
60% LAR : 40% CIR	25%	£7,003,539	-£6,010,234	-£8,057,876	-£8,252,413	-£8,738,754	-£11,656,806	-£13,277,947
60% LAR : 40% CIR	30%	£4,214,880	-£8,253,303	-£10,296,563	-£10,490,684	-£10,975,989	-£13,887,817	-£15,505,499
60% LAR : 40% CIR	35%	£1,377,939	-£10,517,395	-£12,556,876	-£12,750,641	-£13,235,051	-£16,141,512	-£17,756,213
60% LAR : 40% CIR	40%	-£1,501,362	-£12,802,322	-£14,838,623	-£15,032,086	-£15,515,744	-£18,417,689	-£20,029,881
60% LAR : 40% CIR	45%	-£4,427,649	-£15,107,892	-£17,141,607	-£17,334,825	-£17,817,871	-£20,716,142	-£22,326,293
60% LAR : 40% CIR	50%	-£7,415,684	-£17,433,917	-£19,465,634	-£19,658,662	-£20,141,234	-£23,036,667	-£24,645,241

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,220,325	-£23,238,434	-£25,282,222	-£25,476,118	-£25,959,808	-£28,855,534	-£30,448,230
60% LAR : 40% CIR	5%	-£9,970,563	-£25,316,787	-£27,328,314	-£27,517,222	-£27,995,940	-£30,903,262	-£32,518,441
60% LAR : 40% CIR	10%	-£12,671,565	-£27,406,456	-£29,432,368	-£29,625,552	-£30,108,507	-£33,006,243	-£34,636,068
60% LAR : 40% CIR	15%	-£15,392,953	-£29,541,938	-£31,569,244	-£31,761,846	-£32,243,349	-£35,163,376	-£36,792,879
60% LAR : 40% CIR	20%	-£18,134,549	-£31,706,215	-£33,740,727	-£33,935,736	-£34,423,259	-£37,348,401	-£38,973,480
60% LAR : 40% CIR	25%	-£20,896,175	-£33,909,949	-£35,957,590	-£36,152,127	-£36,638,469	-£39,556,521	-£41,177,661
60% LAR : 40% CIR	30%	-£23,684,834	-£36,153,016	-£38,196,277	-£38,390,398	-£38,875,703	-£41,787,531	-£43,405,214
60% LAR : 40% CIR	35%	-£26,521,775	-£38,417,109	-£40,456,591	-£40,650,355	-£41,134,766	-£44,041,227	-£45,655,927
60% LAR : 40% CIR	40%	-£29,401,076	-£40,702,036	-£42,736,338	-£42,931,800	-£43,415,458	-£48,317,403	-£47,929,595
60% LAR : 40% CIR	45%	-£32,327,364	-£43,007,606	-£45,041,321	-£45,234,539	-£45,717,585	-£48,615,857	-£50,226,008
60% LAR : 40% CIR	50%	-£35,315,398	-£45,333,631	-£47,365,348	-£47,558,376	-£48,040,949	-£50,936,381	-£52,544,955

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,270,732	-£13,288,277	-£13,765,984	-£13,995,961	-£14,214,861	-£17,286,077	-£18,883,773
60% LAR : 40% CIR	5%	£1,590,294	-£13,755,930	-£15,765,457	-£15,956,385	-£16,435,083	-£19,342,405	-£20,957,584
60% LAR : 40% CIR	10%	-£1,110,708	-£15,845,599	-£17,871,511	-£18,064,694	-£18,547,849	-£21,445,386	-£23,075,210
60% LAR : 40% CIR	15%	-£3,832,096	-£17,991,080	-£20,008,387	-£20,200,988	-£20,682,492	-£23,602,519	-£25,232,022
60% LAR : 40% CIR	20%	-£6,573,691	-£20,145,357	-£22,179,869	-£22,374,879	-£22,862,402	-£25,787,544	-£27,412,623
60% LAR : 40% CIR	25%	-£9,335,318	-£22,349,092	-£24,396,733	-£24,591,270	-£25,077,611	-£27,995,663	-£29,616,804
60% LAR : 40% CIR	30%	-£12,123,977	-£24,592,161	-£26,635,420	-£26,829,541	-£27,314,846	-£30,226,674	-£31,844,356
60% LAR : 40% CIR	35%	-£14,960,918	-£26,856,252	-£28,895,734	-£29,089,498	-£29,573,908	-£32,480,369	-£34,095,070
60% LAR : 40% CIR	40%	-£17,840,219	-£29,141,179	-£31,177,480	-£31,370,943	-£31,854,601	-£34,756,546	-£36,368,738
60% LAR : 40% CIR	45%	-£20,766,507	-£31,446,749	-£33,480,464	-£33,673,682	-£34,156,728	-£37,055,000	-£38,665,150
60% LAR : 40% CIR	50%	-£23,754,541	-£33,772,774	-£35,804,491	-£35,997,519	-£36,480,092	-£39,375,524	-£40,984,098

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,061,818	-£8,897,226	-£8,414,078	-£8,205,675	-£7,986,665	-£12,482,582	-£14,067,548
60% LAR : 40% CIR	5%	£6,380,580	-£8,965,644	-£10,975,171	-£11,166,079	-£11,644,797	-£14,552,119	-£16,167,298
60% LAR : 40% CIR	10%	£3,679,577	-£11,055,313	-£13,081,225	-£13,274,409	-£13,757,364	-£16,655,100	-£18,284,925
60% LAR : 40% CIR	15%	£958,190	-£13,190,795	-£15,218,101	-£15,410,703	-£15,892,206	-£18,812,234	-£20,441,736
60% LAR : 40% CIR	20%	-£1,783,406	-£15,355,072	-£17,389,584	-£17,584,593	-£18,072,116	-£20,997,259	-£22,622,337
60% LAR : 40% CIR	25%	-£4,545,032	-£17,558,806	-£19,606,447	-£19,800,985	-£20,287,326	-£23,205,378	-£24,826,518
60% LAR : 40% CIR	30%	-£7,333,691	-£19,801,875	-£21,845,134	-£22,039,255	-£22,524,561	-£25,436,388	-£27,054,071
60% LAR : 40% CIR	35%	-£10,170,632	-£22,065,966	-£24,105,448	-£24,299,212	-£24,783,623	-£27,690,084	-£29,304,784
60% LAR : 40% CIR	40%	-£13,049,933	-£24,350,893	-£26,387,195	-£26,580,657	-£27,064,315	-£29,966,260	-£31,578,452
60% LAR : 40% CIR	45%	-£15,976,221	-£26,656,463	-£28,690,179	-£28,883,396	-£29,366,442	-£32,264,714	-£33,874,865
60% LAR : 40% CIR	50%	-£18,964,255	-£28,982,488	-£31,014,205	-£31,207,233	-£31,689,806	-£34,585,239	-£36,193,812

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,723,590	-£3,244,720	-£2,251,527	-£2,443,151	-£2,722,268	-£6,809,550	-£8,430,918
60% LAR : 40% CIR	5%	£12,043,151	-£3,303,072	-£5,312,599	-£5,503,508	-£5,982,225	-£8,889,548	-£10,504,727
60% LAR : 40% CIR	10%	£9,342,149	-£5,392,741	-£7,418,654	-£7,611,837	-£8,094,792	-£10,992,528	-£12,622,353
60% LAR : 40% CIR	15%	£6,620,761	-£7,528,223	-£9,555,530	-£9,748,132	-£10,229,635	-£13,149,662	-£14,779,165
60% LAR : 40% CIR	20%	£3,879,166	-£9,692,500	-£11,727,012	-£11,922,022	-£12,409,545	-£15,334,687	-£16,959,766
60% LAR : 40% CIR	25%	£1,117,539	-£11,896,234	-£13,943,876	-£14,138,413	-£14,624,754	-£17,542,806	-£19,163,947
60% LAR : 40% CIR	30%	-£1,671,120	-£14,139,303	-£16,182,563	-£16,376,684	-£16,861,989	-£19,773,817	-£21,391,499
60% LAR : 40% CIR	35%	-£4,508,061	-£16,403,395	-£18,442,876	-£18,636,641	-£19,121,051	-£22,027,512	-£23,642,213
60% LAR : 40% CIR	40%	-£7,387,362	-£18,688,322	-£20,724,623	-£20,918,086	-£21,401,744	-£24,303,689	-£25,915,881
60% LAR : 40% CIR	45%	-£10,313,649	-£20,993,892	-£23,027,607	-£23,220,825	-£23,703,871	-£26,602,142	-£28,212,293
60% LAR : 40% CIR	50%	-£13,301,684	-£23,319,917	-£25,351,634	-£25,544,662	-£26,027,234	-£28,922,667	-£30,531,241

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone C - £1,150 psf

No Units	200	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£29,087,441	£13,130,141	£11,143,663	£10,954,947	£10,483,156	£7,647,025	£6,050,391
60% LAR : 40% CIR	5%	£26,006,637	£10,664,186	£8,684,860	£8,496,820	£8,026,722	£5,170,799	£3,579,894
60% LAR : 40% CIR	10%	£22,905,579	£8,177,235	£6,191,734	£6,001,455	£5,525,757	£2,671,571	£1,085,913
60% LAR : 40% CIR	15%	£19,784,442	£5,655,959	£3,659,121	£3,469,413	£2,995,146	£149,541	-£1,453,190
60% LAR : 40% CIR	20%	£16,626,007	£3,096,356	£1,104,957	£915,765	£442,785	-£2,431,639	-£4,032,295
60% LAR : 40% CIR	25%	£13,435,577	£515,989	-£1,493,006	-£1,684,619	-£2,163,652	-£5,037,849	-£6,656,465
60% LAR : 40% CIR	30%	£10,225,294	-£2,116,772	-£4,129,323	-£4,320,527	-£4,798,539	-£7,707,768	-£9,325,449
60% LAR : 40% CIR	35%	£6,995,337	-£4,778,779	-£6,818,259	-£7,012,024	-£7,496,434	-£10,402,895	-£12,017,597
60% LAR : 40% CIR	40%	£3,738,870	-£7,505,137	-£9,541,439	-£9,734,901	-£10,218,559	-£13,120,504	-£14,732,696
60% LAR : 40% CIR	45%	£427,712	-£10,252,140	-£12,285,854	-£12,479,073	-£12,962,117	-£15,860,389	-£17,470,540
60% LAR : 40% CIR	50%	-£2,947,174	-£13,019,596	-£15,051,313	-£15,244,341	-£15,726,914	-£18,622,346	-£20,230,920

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,187,726	-£14,799,678	-£16,756,051	-£16,944,197	-£17,418,559	-£20,282,869	-£21,889,324
60% LAR : 40% CIR	5%	-£1,893,077	-£17,235,529	-£19,214,854	-£19,402,894	-£19,872,993	-£22,728,916	-£24,319,820
60% LAR : 40% CIR	10%	-£4,994,135	-£19,722,479	-£21,707,980	-£21,896,259	-£22,373,957	-£25,226,143	-£26,813,802
60% LAR : 40% CIR	15%	-£8,115,272	-£22,243,755	-£24,240,594	-£24,430,301	-£24,904,569	-£27,750,174	-£29,352,905
60% LAR : 40% CIR	20%	-£11,273,708	-£24,803,358	-£26,794,758	-£26,983,949	-£27,456,929	-£30,331,353	-£31,932,009
60% LAR : 40% CIR	25%	-£14,464,137	-£27,383,726	-£29,392,720	-£29,584,334	-£30,063,366	-£32,937,584	-£34,556,180
60% LAR : 40% CIR	30%	-£17,674,420	-£30,016,486	-£32,029,038	-£32,220,242	-£32,698,253	-£35,607,482	-£37,225,164
60% LAR : 40% CIR	35%	-£20,904,377	-£32,678,493	-£34,717,973	-£34,911,738	-£35,396,148	-£38,302,609	-£39,917,311
60% LAR : 40% CIR	40%	-£24,160,844	-£35,404,851	-£37,441,153	-£37,634,615	-£38,118,273	-£41,029,219	-£42,632,410
60% LAR : 40% CIR	45%	-£27,472,002	-£38,151,854	-£40,185,568	-£40,378,787	-£40,861,832	-£43,760,104	-£45,370,254
60% LAR : 40% CIR	50%	-£30,846,888	-£40,919,311	-£42,951,027	-£43,144,056	-£43,626,628	-£46,522,061	-£48,130,634

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,748,583	-£3,208,716	-£5,195,188	-£5,383,970	-£5,861,870	-£8,681,830	-£10,288,467
60% LAR : 40% CIR	5%	£9,667,780	-£5,674,671	-£7,653,997	-£7,842,037	-£8,312,136	-£11,168,059	-£12,758,963
60% LAR : 40% CIR	10%	£8,566,722	-£8,161,622	-£10,147,123	-£10,337,402	-£10,813,100	-£13,667,286	-£15,254,945
60% LAR : 40% CIR	15%	£13,445,585	-£10,882,898	-£12,879,736	-£13,069,443	-£13,543,711	-£16,189,317	-£17,792,048
60% LAR : 40% CIR	20%	£287,149	-£13,242,501	-£15,233,900	-£15,423,092	-£15,896,072	-£18,770,496	-£20,371,152
60% LAR : 40% CIR	25%	-£2,903,280	-£15,622,869	-£17,631,863	-£16,023,477	-£16,502,509	-£21,376,706	-£22,995,323
60% LAR : 40% CIR	30%	-£6,113,563	-£18,455,629	-£20,468,181	-£20,659,385	-£21,137,396	-£24,046,625	-£25,664,307
60% LAR : 40% CIR	35%	-£9,343,520	-£21,117,636	-£23,157,116	-£23,350,881	-£23,835,291	-£26,741,752	-£28,356,454
60% LAR : 40% CIR	40%	-£12,599,987	-£23,843,994	-£25,880,296	-£26,073,758	-£26,557,416	-£29,456,861	-£31,071,553
60% LAR : 40% CIR	45%	-£15,911,145	-£26,590,997	-£28,624,711	-£28,817,930	-£29,300,975	-£32,199,246	-£33,809,397
60% LAR : 40% CIR	50%	-£19,286,031	-£29,358,454	-£31,390,170	-£31,583,199	-£32,065,771	-£34,961,204	-£36,569,777

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,538,869	£1,581,570	-£494,998	-£683,625	-£1,161,416	-£3,991,246	-£5,498,181
60% LAR : 40% CIR	5%	£14,458,066	-£884,386	-£2,863,711	-£3,051,751	-£3,521,850	-£6,377,773	-£7,968,677
60% LAR : 40% CIR	10%	£11,357,008	-£3,371,336	-£5,356,837	-£5,547,116	-£6,022,815	-£8,877,000	-£10,462,659
60% LAR : 40% CIR	15%	£8,235,871	-£5,892,613	-£7,889,451	-£8,079,158	-£8,553,426	-£11,399,031	-£13,001,762
60% LAR : 40% CIR	20%	£5,077,435	-£8,452,216	-£10,443,615	-£10,632,806	-£11,105,786	-£13,980,210	-£15,580,866
60% LAR : 40% CIR	25%	£1,887,006	-£11,032,583	-£13,041,577	-£13,233,191	-£13,712,224	-£16,586,442	-£18,205,037
60% LAR : 40% CIR	30%	-£1,320,277	-£13,665,343	-£15,677,895	-£15,869,099	-£16,347,110	-£19,256,339	-£20,874,021
60% LAR : 40% CIR	35%	-£4,553,235	-£16,327,350	-£18,366,831	-£18,560,595	-£19,045,005	-£21,951,466	-£23,566,168
60% LAR : 40% CIR	40%	-£7,809,702	-£19,053,708	-£21,090,010	-£21,283,472	-£21,767,130	-£24,666,576	-£26,281,267
60% LAR : 40% CIR	45%	-£11,120,859	-£21,800,711	-£23,834,425	-£24,027,644	-£24,510,689	-£27,408,961	-£29,019,112
60% LAR : 40% CIR	50%	-£14,495,745	-£24,568,168	-£26,599,884	-£26,792,913	-£27,275,485	-£30,170,918	-£31,779,492

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,201,441	£7,244,141	£5,257,663	£5,068,947	£4,597,156	£1,761,025	£164,391
60% LAR : 40% CIR	5%	£20,120,637	£4,778,186	£2,798,860	£2,610,820	£2,140,722	-£715,201	-£2,306,106
60% LAR : 40% CIR	10%	£17,019,579	£2,291,235	£305,734	£115,455	-£360,243	-£3,214,429	-£4,800,087
60% LAR : 40% CIR	15%	£13,898,442	-£230,041	-£2,226,879	-£2,416,587	-£2,890,854	-£5,736,459	-£7,339,190
60% LAR : 40% CIR	20%	£10,740,007	-£2,789,644	-£4,781,043	-£4,970,235	-£5,443,215	-£8,317,639	-£9,918,295
60% LAR : 40% CIR	25%	£7,549,577	-£5,370,011	-£7,379,005	-£7,570,619	-£8,049,652	-£10,923,849	-£12,542,465
60% LAR : 40% CIR	30%	£4,339,294	-£8,002,772	-£10,015,323	-£10,206,527	-£10,684,539	-£13,593,768	-£15,211,449
60% LAR : 40% CIR	35%	£1,109,337	-£10,664,779	-£12,704,259	-£12,898,024	-£13,382,434	-£16,288,895	-£17,903,597
60% LAR : 40% CIR	40%	-£2,147,130	-£13,391,137	-£15,427,439	-£15,620,901	-£16,104,559	-£19,006,804	-£20,618,696
60% LAR : 40% CIR	45%	-£5,458,288	-£16,138,140	-£18,171,854	-£18,365,073	-£18,848,117	-£21,746,389	-£23,356,540
60% LAR : 40% CIR	50%	-£8,833,174	-£18,905,596	-£20,937,313	-£21,130,341	-£21,612,914	-£24,508,346	-£26,116,920

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone C - £1,350 psf

No Units	200	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£46,004,767	£29,950,234	£27,993,612	£27,807,731	£27,343,030	£24,530,243	£22,957,605
60% LAR : 40% CIR	5%	£42,101,270	£26,669,219	£24,718,805	£24,530,766	£24,060,667	£21,240,075	£19,673,080
60% LAR : 40% CIR	10%	£38,163,756	£23,367,288	£21,394,510	£21,207,091	£20,738,542	£17,927,252	£16,365,424
60% LAR : 40% CIR	15%	£34,194,942	£20,015,630	£18,048,803	£17,861,947	£17,394,807	£14,591,968	£13,034,835
60% LAR : 40% CIR	20%	£30,206,224	£16,643,339	£14,681,869	£14,495,520	£14,029,649	£11,234,419	£9,681,514
60% LAR : 40% CIR	25%	£26,197,776	£13,250,595	£11,293,895	£11,107,998	£10,643,255	£7,854,802	£8,300,676
60% LAR : 40% CIR	30%	£22,169,773	£9,837,581	£7,885,068	£7,699,568	£7,235,817	£4,428,500	£2,859,076
60% LAR : 40% CIR	35%	£18,122,391	£6,404,477	£4,439,235	£4,251,252	£3,781,292	£961,536	-£614,226
60% LAR : 40% CIR	40%	£14,037,141	£2,920,612	£945,057	£757,366	£288,137	-£2,565,799	-£4,153,762
60% LAR : 40% CIR	45%	£9,910,758	-£605,783	-£2,608,934	-£2,799,248	-£3,275,033	-£6,148,884	-£7,759,035
60% LAR : 40% CIR	50%	£5,765,233	-£4,196,889	-£6,222,671	-£6,415,700	-£6,898,272	-£9,793,705	-£11,402,279

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,105,052	£2,050,520	£93,897	-£91,983	-£536,894	-£3,349,410	-£4,942,110
60% LAR : 40% CIR	5%	£14,201,556	-£1,250,495	-£3,180,916	-£3,368,949	-£3,839,047	-£6,659,639	-£8,226,634
60% LAR : 40% CIR	10%	£10,264,042	-£4,532,426	-£6,505,204	-£6,692,623	-£7,161,172	-£9,972,462	-£11,534,290
60% LAR : 40% CIR	15%	£6,295,228	-£7,884,084	-£9,850,911	£10,037,767	-£10,504,907	-£13,307,746	-£14,864,879
60% LAR : 40% CIR	20%	£2,306,509	-£11,256,375	-£13,217,845	-£13,404,194	-£13,870,065	-£16,665,295	-£18,218,200
60% LAR : 40% CIR	25%	-£1,701,939	-£14,649,119	-£16,605,819	-£16,791,716	-£17,256,459	-£20,044,912	-£21,599,038
60% LAR : 40% CIR	30%	-£5,729,841	-£18,062,533	-£20,014,646	-£20,200,147	-£20,663,898	-£23,471,214	-£25,040,638
60% LAR : 40% CIR	35%	-£9,777,324	-£21,495,237	-£23,460,479	-£23,648,463	-£24,118,422	-£26,938,178	-£28,513,940
60% LAR : 40% CIR	40%	-£13,862,573	-£24,979,102	-£26,954,657	-£27,142,348	-£27,611,578	-£30,465,514	-£32,053,476
60% LAR : 40% CIR	45%	-£17,988,956	-£28,505,497	-£30,508,648	-£30,696,962	-£31,174,747	-£34,048,598	-£35,658,749
60% LAR : 40% CIR	50%	-£22,134,481	-£32,096,603	-£34,122,385	-£34,315,414	-£34,797,987	-£37,693,420	-£39,301,993

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£29,665,910	£13,611,377	£11,654,754	£11,468,874	£11,004,173	£8,191,388	£6,618,747
60% LAR : 40% CIR	5%	£25,762,413	£10,330,362	£8,379,947	£8,191,908	£7,721,810	£4,901,218	£3,334,223
60% LAR : 40% CIR	10%	£21,824,899	£7,028,431	£5,055,653	£4,868,234	£4,399,685	£1,588,395	£26,567
60% LAR : 40% CIR	15%	£17,856,085	£3,676,773	£1,709,946	£1,523,090	£1,055,950	-£1,746,885	-£3,304,022
60% LAR : 40% CIR	20%	£13,867,366	£304,482	-£1,656,988	-£1,843,337	-£2,309,208	-£5,104,438	-£6,657,343
60% LAR : 40% CIR	25%	£9,858,919	-£3,088,262	-£5,044,962	-£5,230,859	-£5,695,602	-£8,484,055	-£10,038,181
60% LAR : 40% CIR	30%	£5,830,916	-£6,501,276	-£8,453,389	-£8,639,290	-£9,103,041	-£11,910,357	-£13,479,781
60% LAR : 40% CIR	35%	£1,783,534	-£9,934,380	-£11,899,622	-£12,087,606	-£12,557,565	-£15,377,321	-£16,953,083
60% LAR : 40% CIR	40%	-£2,301,716	-£13,419,245	-£15,393,800	-£15,581,491	-£16,050,721	-£18,904,657	-£20,492,619
60% LAR : 40% CIR	45%	-£6,428,099	-£16,944,640	-£18,947,791	-£19,136,105	-£19,613,890	-£22,487,741	-£24,097,892
60% LAR : 40% CIR	50%	-£10,573,624	-£20,535,746	-£22,561,528	-£22,754,557	-£23,237,130	-£26,132,562	-£27,741,136

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,456,195	£18,401,663	£16,445,040	£16,259,160	£15,794,458	£12,981,671	£11,409,033
60% LAR : 40% CIR	5%	£30,552,699	£15,120,648	£13,170,233	£12,982,194	£12,512,096	£9,691,504	£8,124,509
60% LAR : 40% CIR	10%	£26,615,184	£11,818,717	£9,845,938	£9,658,520	£9,189,970	£6,378,681	£4,816,853
60% LAR : 40% CIR	15%	£22,646,371	£8,467,059	£6,500,232	£6,313,375	£5,846,235	£3,043,397	£1,486,264
60% LAR : 40% CIR	20%	£18,657,652	£5,094,768	£3,133,298	£2,946,949	£2,481,078	-£314,152	-£1,867,057
60% LAR : 40% CIR	25%	£14,649,204	£1,702,024	-£254,676	-£440,573	-£905,316	-£3,693,769	-£5,247,895
60% LAR : 40% CIR	30%	£10,621,202	-£1,710,860	-£3,663,503	-£3,849,004	-£4,312,755	-£7,120,071	-£8,689,496
60% LAR : 40% CIR	35%	£6,573,819	-£5,144,095	-£7,109,337	-£7,297,320	-£7,767,279	-£10,587,035	-£12,162,798
60% LAR : 40% CIR	40%	£2,488,570	-£8,627,859	-£10,603,514	-£10,791,205	-£11,260,435	-£14,114,371	-£15,702,333
60% LAR : 40% CIR	45%	-£1,637,813	-£12,154,354	-£14,157,505	-£14,347,819	-£14,823,605	-£17,697,455	-£19,307,606
60% LAR : 40% CIR	50%	-£5,783,338	-£15,745,460	-£17,771,242	-£17,964,272	-£18,446,844	-£21,342,277	-£22,950,850

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£40,118,767	£24,064,234	£22,107,612	£21,921,731	£21,457,030	£18,644,243	£17,071,605
60% LAR : 40% CIR	5%	£36,215,270	£20,783,219	£18,832,805	£18,644,766	£18,174,667	£15,354,075	£13,787,080
60% LAR : 40% CIR	10%	£32,277,756	£17,481,288	£15,508,510	£15,321,091	£14,852,542	£12,041,252	£10,479,424
60% LAR : 40% CIR	15%	£28,308,942	£14,129,630	£12,162,803	£11,975,947	£11,508,807	£8,705,968	£7,148,835
60% LAR : 40% CIR	20%	£24,320,224	£10,757,339	£8,795,869	£8,609,520	£8,143,649	£5,348,419	£3,795,514
60% LAR : 40% CIR	25%	£20,311,776	£7,364,595	£5,407,895	£5,221,998	£4,757,255	£1,968,802	£414,676
60% LAR : 40% CIR	30%	£16,283,773	£3,951,581	£1,999,068	£1,813,568	£1,349,817	-£1,457,500	-£3,020,324
60% LAR : 40% CIR	35%	£12,236,391	£518,477	-£1,446,765	-£1,634,748	-£2,104,708	-£4,924,464	-£6,500,226
60% LAR : 40% CIR	40%	£8,151,141	-£2,955,388	-£4,940,943	-£5,126,634	-£5,597,883	-£8,451,799	-£10,039,762
60% LAR : 40% CIR	45%	£4,024,758	-£9,491,783	-£9,494,934	-£9,685,248	-£9,161,033	-£12,034,884	-£13,645,035
60% LAR : 40% CIR	50%	-£120,767	-£10,082,889	-£12,108,671	-£12,301,700	-£12,784,272	-£15,679,705	-£17,288,279

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone C - £1,500 psf
No Units	200	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£58,601,679	£42,462,064	£40,505,440	£40,319,560	£39,854,860	£37,066,653	£35,517,649
60% LAR : 40% CIR	5%	£54,068,338	£38,555,458	£36,605,879	£36,420,665	£35,957,632	£33,179,431	£31,635,986
60% LAR : 40% CIR	10%	£49,515,046	£34,628,171	£32,685,041	£32,500,439	£32,038,933	£29,269,892	£27,731,537
60% LAR : 40% CIR	15%	£44,941,978	£30,680,382	£28,743,114	£28,559,065	£28,098,946	£25,338,232	£23,794,457
60% LAR : 40% CIR	20%	£40,349,302	£26,712,270	£24,780,278	£24,596,730	£24,137,861	£21,361,121	£19,808,216
60% LAR : 40% CIR	25%	£35,734,136	£22,724,013	£20,787,678	£20,601,781	£20,137,039	£17,348,584	£15,799,444
60% LAR : 40% CIR	30%	£31,070,376	£18,698,445	£16,745,932	£16,560,432	£16,096,681	£13,314,175	£11,768,338
60% LAR : 40% CIR	35%	£26,387,236	£14,632,421	£12,683,519	£12,498,360	£12,035,464	£9,258,086	£7,715,098
60% LAR : 40% CIR	40%	£21,684,891	£10,546,490	£8,600,626	£8,415,755	£7,953,577	£5,174,116	£3,610,019
60% LAR : 40% CIR	45%	£16,963,515	£6,440,830	£4,489,850	£4,302,396	£3,833,762	£1,021,950	-£548,408
60% LAR : 40% CIR	50%	£12,197,270	£2,283,981	£312,875	£125,605	-£347,799	-£3,199,716	-£4,784,115

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,701,965	£14,562,350	£12,605,726	£12,419,846	£11,955,145	£9,166,939	£7,617,935
60% LAR : 40% CIR	5%	£26,168,623	£10,655,743	£8,706,164	£8,520,951	£8,057,918	£5,279,716	£3,736,271
60% LAR : 40% CIR	10%	£21,615,332	£6,728,456	£4,785,327	£4,600,724	£4,139,218	£1,370,178	-£168,177
60% LAR : 40% CIR	15%	£17,042,263	£2,780,668	£843,399	£659,351	£199,232	-£2,561,482	-£4,105,258
60% LAR : 40% CIR	20%	£12,449,588	-£1,187,445	-£3,119,436	-£3,302,984	-£3,761,854	-£6,538,593	-£8,091,498
60% LAR : 40% CIR	25%	£7,834,421	-£5,175,702	-£7,112,037	-£7,297,933	-£7,762,675	-£10,551,130	-£12,100,270
60% LAR : 40% CIR	30%	£3,170,662	-£9,201,269	-£11,153,782	-£11,339,263	-£11,803,034	-£14,585,539	-£16,131,377
60% LAR : 40% CIR	35%	-£1,512,479	-£13,267,293	-£15,216,195	-£15,401,354	-£15,864,250	-£18,641,629	-£20,184,616
60% LAR : 40% CIR	40%	-£6,214,824	-£17,353,224	-£19,299,088	-£19,483,960	-£19,946,137	-£22,725,999	-£24,269,696
60% LAR : 40% CIR	45%	-£10,936,200	-£21,458,884	-£23,409,864	-£23,597,318	-£24,065,952	-£26,877,764	-£28,448,122
60% LAR : 40% CIR	50%	-£15,702,444	-£25,615,733	-£27,586,840	-£27,774,110	-£28,247,513	-£31,099,430	-£32,883,829

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£42,262,822	£26,123,207	£24,166,583	£23,980,703	£23,516,003	£20,727,796	£19,178,792
60% LAR : 40% CIR	5%	£37,729,481	£22,216,800	£20,267,022	£20,081,808	£19,618,775	£16,840,573	£15,297,129
60% LAR : 40% CIR	10%	£33,176,189	£18,289,314	£16,346,184	£16,161,581	£15,700,076	£12,931,035	£11,392,680
60% LAR : 40% CIR	15%	£28,603,120	£14,341,525	£12,404,256	£12,220,208	£11,760,089	£8,999,375	£7,455,600
60% LAR : 40% CIR	20%	£24,010,445	£10,373,413	£8,441,421	£8,257,873	£7,799,003	£5,022,264	£3,469,359
60% LAR : 40% CIR	25%	£19,395,279	£6,385,156	£4,448,821	£4,262,924	£3,798,182	£1,009,727	-£539,419
60% LAR : 40% CIR	30%	£14,731,519	£2,359,588	£407,075	£221,574	-£242,177	-£3,024,682	-£4,570,519
60% LAR : 40% CIR	35%	£10,048,379	-£1,706,436	-£3,655,338	-£3,840,497	-£4,303,393	-£7,080,772	-£8,623,759
60% LAR : 40% CIR	40%	£5,346,033	-£5,792,367	-£7,738,231	-£7,923,103	-£8,385,280	-£11,164,742	-£12,726,838
60% LAR : 40% CIR	45%	£624,657	-£9,898,027	-£11,849,007	-£12,036,461	-£12,505,095	-£15,316,907	-£16,887,265
60% LAR : 40% CIR	50%	-£4,141,587	-£14,054,876	-£16,025,982	-£16,213,252	-£16,686,656	-£19,538,573	-£21,122,972

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£47,053,108	£30,913,493	£28,956,869	£28,770,989	£28,306,288	£25,518,082	£23,969,078
60% LAR : 40% CIR	5%	£42,519,766	£27,006,886	£25,057,307	£24,872,093	£24,409,060	£21,630,859	£20,087,414
60% LAR : 40% CIR	10%	£37,966,474	£23,079,599	£21,136,470	£20,951,867	£20,490,361	£17,721,321	£16,182,966
60% LAR : 40% CIR	15%	£33,393,406	£19,131,810	£17,194,542	£17,010,494	£16,550,375	£13,789,660	£12,245,885
60% LAR : 40% CIR	20%	£28,800,731	£15,163,698	£13,231,707	£13,048,159	£12,589,289	£9,812,550	£8,259,645
60% LAR : 40% CIR	25%	£24,185,564	£11,175,441	£9,239,106	£9,053,210	£8,588,467	£5,800,013	£4,250,872
60% LAR : 40% CIR	30%	£19,521,805	£7,149,874	£5,197,361	£5,011,860	£4,548,109	£1,765,603	£219,766
60% LAR : 40% CIR	35%	£14,838,664	£3,083,850	£1,134,948	£949,789	£486,893	-£2,290,486	-£3,833,473
60% LAR : 40% CIR	40%	£10,136,319	-£1,002,061	-£2,947,946	-£3,132,817	-£3,594,894	-£6,374,456	-£7,938,553
60% LAR : 40% CIR	45%	£5,414,943	-£5,107,742	-£7,058,721	-£7,246,175	-£7,714,810	-£10,526,621	-£12,096,980
60% LAR : 40% CIR	50%	£648,699	-£9,264,590	-£11,235,697	-£11,422,967	-£11,896,370	-£14,748,288	-£16,332,686

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£52,715,679	£36,576,064	£34,619,440	£34,433,560	£33,968,860	£31,180,653	£29,631,649
60% LAR : 40% CIR	5%	£48,182,338	£32,669,458	£30,719,879	£30,534,665	£30,071,632	£27,293,431	£25,749,986
60% LAR : 40% CIR	10%	£43,629,046	£28,742,171	£26,799,041	£26,614,439	£26,152,933	£23,383,892	£21,845,537
60% LAR : 40% CIR	15%	£39,055,978	£24,794,382	£22,857,114	£22,673,065	£22,212,946	£19,452,232	£17,908,457
60% LAR : 40% CIR	20%	£34,463,302	£20,826,270	£18,894,278	£18,710,730	£18,251,861	£15,475,121	£13,922,216
60% LAR : 40% CIR	25%	£29,848,136	£16,838,013	£14,901,678	£14,715,781	£14,251,039	£11,462,584	£9,913,444
60% LAR : 40% CIR	30%	£25,184,376	£12,812,445	£10,859,932	£10,674,432	£10,210,681	£7,428,175	£5,882,338
60% LAR : 40% CIR	35%	£20,501,236	£8,746,421	£6,797,519	£6,612,360	£6,149,464	£3,372,086	£1,829,096
60% LAR : 40% CIR	40%	£15,798,891	£4,660,490	£2,714,626	£2,529,755	£2,067,577	-£711,884	-£2,275,981
60% LAR : 40% CIR	45%	£11,077,515	£554,830	-£1,396,150	-£1,583,604	-£2,052,238	-£4,864,050	-£6,434,408
60% LAR : 40% CIR	50%	£6,311,270	-£3,602,019	-£5,573,125	-£5,760,395	-£6,233,799	-£9,085,716	-£10,670,115

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	

Value Area	**Zone C - £1,750 psf**

No Units	**200**
Site Area	**0.29 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£79,582,312	£63,200,000	£61,272,783	£61,089,696	£60,631,980	£57,885,677	£56,359,953
60% LAR : 40% CIR	5%	£74,013,449	£58,282,051	£56,361,773	£56,179,343	£55,723,269	£52,986,821	£51,446,382
60% LAR : 40% CIR	10%	£69,410,415	£53,343,734	£51,429,808	£51,247,979	£50,793,409	£48,037,637	£46,499,282
60% LAR : 40% CIR	15%	£62,787,603	£48,385,222	£46,468,206	£46,284,157	£45,824,038	£43,063,324	£41,529,593
60% LAR : 40% CIR	20%	£57,145,186	£43,394,709	£41,462,717	£41,279,170	£40,820,300	£38,067,080	£36,537,514
60% LAR : 40% CIR	25%	£51,483,336	£38,363,799	£36,436,506	£36,253,403	£35,795,646	£33,049,098	£31,523,239
60% LAR : 40% CIR	30%	£45,802,225	£33,312,923	£31,389,754	£31,207,042	£30,750,261	£28,009,572	£26,486,967
60% LAR : 40% CIR	35%	£40,102,024	£28,242,259	£26,322,647	£26,140,271	£25,684,331	£22,948,694	£21,428,340
60% LAR : 40% CIR	40%	£34,382,908	£23,151,985	£21,235,366	£21,053,273	£20,598,043	£17,838,892	£16,298,302
60% LAR : 40% CIR	45%	£28,619,066	£18,042,281	£16,100,951	£15,916,314	£15,454,721	£12,685,189	£11,146,529
60% LAR : 40% CIR	50%	£22,819,238	£12,864,272	£10,922,790	£10,738,333	£10,277,194	£7,510,354	£5,973,222

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

	£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,682,598	£35,300,286	£33,373,069	£33,189,982	£32,732,265	£29,985,963	£28,460,238
60% LAR : 40% CIR	5%	£46,113,734	£30,382,337	£28,462,059	£28,279,629	£27,823,554	£25,087,107	£23,546,668
60% LAR : 40% CIR	10%	£40,510,700	£25,444,020	£23,530,094	£23,348,265	£22,893,684	£20,137,923	£18,599,568
60% LAR : 40% CIR	15%	£34,887,888	£20,485,508	£18,568,491	£18,384,443	£17,924,324	£15,163,610	£13,629,879
60% LAR : 40% CIR	20%	£29,245,472	£15,494,995	£13,563,003	£13,379,455	£12,920,585	£10,167,366	£8,637,799
60% LAR : 40% CIR	25%	£23,583,621	£10,464,085	£8,536,791	£8,353,689	£7,895,931	£5,149,384	£3,623,525
60% LAR : 40% CIR	30%	£17,902,510	£5,413,209	£3,490,040	£3,307,327	£2,850,547	£109,858	-£1,412,747
60% LAR : 40% CIR	35%	£12,202,310	£342,545	-£1,577,067	-£1,759,444	-£2,215,383	-£4,951,020	-£6,471,374
60% LAR : 40% CIR	40%	£6,483,193	-£4,747,729	-£6,664,348	-£6,846,441	-£7,301,672	-£10,060,822	-£11,601,412
60% LAR : 40% CIR	45%	£719,352	-£9,857,434	-£11,798,764	-£11,983,401	-£12,444,993	-£15,214,545	-£16,753,185
60% LAR : 40% CIR	50%	-£5,080,476	-£15,035,442	-£16,976,925	-£17,161,381	-£17,622,520	-£20,389,360	-£21,926,493

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

	£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£63,243,455	£46,861,143	£44,933,926	£44,750,839	£44,293,122	£41,546,820	£40,021,096
60% LAR : 40% CIR	5%	£57,674,591	£41,943,194	£40,022,916	£39,840,486	£39,384,411	£36,647,964	£35,107,525
60% LAR : 40% CIR	10%	£52,071,557	£37,004,877	£35,090,951	£34,909,122	£34,454,552	£31,698,780	£30,160,425
60% LAR : 40% CIR	15%	£46,448,746	£32,046,365	£30,129,348	£29,945,300	£29,485,181	£26,724,467	£25,190,736
60% LAR : 40% CIR	20%	£40,806,329	£27,056,852	£25,123,860	£24,940,312	£24,481,443	£21,728,223	£20,198,656
60% LAR : 40% CIR	25%	£35,144,478	£22,024,942	£20,097,648	£19,914,546	£19,456,789	£16,710,241	£15,184,382
60% LAR : 40% CIR	30%	£29,463,367	£16,974,066	£15,050,897	£14,868,184	£14,411,404	£11,670,715	£10,148,110
60% LAR : 40% CIR	35%	£23,763,167	£11,903,402	£9,983,790	£9,801,414	£9,345,474	£6,609,837	£5,089,483
60% LAR : 40% CIR	40%	£18,044,050	£6,813,128	£4,896,509	£4,714,416	£4,259,185	£1,500,035	-£40,555
60% LAR : 40% CIR	45%	£12,280,209	£1,703,424	-£237,956	-£422,544	-£884,136	-£3,650,008	-£5,192,228
60% LAR : 40% CIR	50%	£6,480,381	-£3,474,595	-£5,416,068	-£5,600,524	-£6,061,663	-£8,828,503	-£10,365,635

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

	£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£68,033,740	£51,651,428	£49,724,212	£49,541,125	£49,083,408	£46,337,106	£44,811,381
60% LAR : 40% CIR	5%	£62,464,877	£46,733,480	£44,813,202	£44,630,772	£44,174,697	£41,438,250	£39,897,811
60% LAR : 40% CIR	10%	£56,861,843	£41,795,163	£39,881,237	£39,699,408	£39,244,837	£36,489,066	£34,950,711
60% LAR : 40% CIR	15%	£51,239,031	£36,836,651	£34,919,634	£34,735,586	£34,275,467	£31,514,752	£29,981,022
60% LAR : 40% CIR	20%	£45,596,615	£31,846,137	£29,914,146	£29,730,598	£29,271,728	£26,518,509	£24,988,942
60% LAR : 40% CIR	25%	£39,934,764	£26,815,228	£24,887,934	£24,704,832	£24,247,074	£21,500,527	£19,974,668
60% LAR : 40% CIR	30%	£34,253,653	£21,764,352	£19,841,183	£19,658,470	£19,201,689	£16,461,001	£14,938,396
60% LAR : 40% CIR	35%	£28,553,453	£16,693,688	£14,774,076	£14,591,699	£14,135,760	£11,400,123	£9,879,769
60% LAR : 40% CIR	40%	£22,834,336	£11,603,414	£9,686,795	£9,504,702	£9,049,471	£6,290,321	£4,749,731
60% LAR : 40% CIR	45%	£17,070,494	£6,493,709	£4,552,379	£4,367,742	£3,906,150	£1,136,598	-£402,043
60% LAR : 40% CIR	50%	£11,270,667	£1,315,700	-£625,782	-£810,238	-£1,271,377	-£4,038,217	-£5,575,350

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

	£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£73,696,312	£57,314,000	£55,386,783	£56,203,696	£54,745,980	£51,999,677	£50,473,953
60% LAR : 40% CIR	5%	£68,127,449	£52,396,051	£50,475,773	£50,293,343	£49,837,269	£47,100,821	£45,560,382
60% LAR : 40% CIR	10%	£62,524,415	£47,457,734	£45,543,808	£45,361,979	£44,907,409	£42,151,637	£40,613,282
60% LAR : 40% CIR	15%	£56,901,603	£42,499,222	£40,582,206	£40,398,157	£39,938,038	£37,177,324	£35,643,593
60% LAR : 40% CIR	20%	£51,259,186	£37,508,709	£35,576,717	£35,393,170	£34,934,300	£32,181,080	£30,651,514
60% LAR : 40% CIR	25%	£45,597,336	£32,477,799	£30,550,506	£30,367,403	£29,909,646	£27,163,098	£25,637,239
60% LAR : 40% CIR	30%	£39,916,225	£27,426,923	£25,503,754	£25,321,042	£24,864,261	£22,123,572	£20,600,967
60% LAR : 40% CIR	35%	£34,216,024	£22,356,259	£20,436,647	£20,254,271	£19,798,331	£17,062,694	£15,542,340
60% LAR : 40% CIR	40%	£28,496,908	£17,265,985	£15,349,366	£15,167,273	£14,712,043	£11,952,892	£10,412,302
60% LAR : 40% CIR	45%	£22,733,066	£12,156,281	£10,214,951	£10,030,314	£9,568,721	£6,799,189	£5,260,529
60% LAR : 40% CIR	50%	£16,933,238	£6,978,272	£5,036,790	£4,852,333	£4,391,194	£1,624,354	£87,222

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone C - £1,900 psf

No Units	200	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£92,091,224	£75,595,486	£73,668,269	£73,485,182	£73,027,465	£70,281,163	£68,755,439
60% LAR : 40% CIR	5%	£85,906,230	£70,057,763	£68,137,485	£67,955,055	£67,498,980	£64,762,533	£63,242,283
60% LAR : 40% CIR	10%	£79,701,587	£64,499,671	£62,585,745	£62,403,917	£61,949,346	£59,221,922	£57,706,687
60% LAR : 40% CIR	15%	£73,477,463	£58,921,385	£57,013,231	£56,831,950	£56,378,746	£53,659,522	£52,148,841
60% LAR : 40% CIR	20%	£67,222,715	£53,323,081	£51,420,125	£51,239,336	£50,787,362	£48,075,520	£46,546,977
60% LAR : 40% CIR	25%	£60,931,020	£47,704,934	£45,806,606	£45,626,255	£45,175,376	£42,432,971	£40,907,112
60% LAR : 40% CIR	30%	£54,620,063	£42,067,122	£40,148,035	£39,965,323	£39,508,542	£36,767,853	£35,245,248
60% LAR : 40% CIR	35%	£48,290,017	£36,374,949	£34,455,335	£34,272,960	£33,817,021	£31,081,383	£29,561,584
60% LAR : 40% CIR	40%	£41,941,055	£30,659,083	£28,742,463	£28,560,371	£28,105,139	£25,373,753	£23,856,316
60% LAR : 40% CIR	45%	£35,573,348	£24,923,787	£23,009,602	£22,827,740	£22,373,085	£19,645,156	£18,108,636
60% LAR : 40% CIR	50%	£29,176,812	£19,169,239	£17,251,979	£17,067,522	£16,606,383	£13,839,543	£12,302,410

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£64,191,509	£47,895,772	£45,788,554	£45,585,467	£45,127,751	£42,381,448	£40,855,725
60% LAR : 40% CIR	5%	£58,006,516	£42,158,049	£40,237,770	£40,055,340	£39,599,266	£36,862,818	£35,342,569
60% LAR : 40% CIR	10%	£51,801,873	£36,599,956	£34,686,031	£34,504,203	£34,049,632	£31,322,207	£29,806,972
60% LAR : 40% CIR	15%	£45,577,749	£31,021,671	£29,113,517	£28,932,236	£28,479,031	£25,759,807	£24,249,127
60% LAR : 40% CIR	20%	£39,323,001	£25,423,367	£23,520,411	£23,339,622	£22,887,647	£20,175,806	£18,647,263
60% LAR : 40% CIR	25%	£33,031,306	£19,805,220	£17,906,892	£17,726,541	£17,275,662	£14,533,256	£13,007,397
60% LAR : 40% CIR	30%	£26,720,349	£14,167,408	£12,248,321	£12,065,608	£11,608,827	£8,868,139	£7,345,534
60% LAR : 40% CIR	35%	£20,390,303	£8,475,234	£6,555,621	£6,373,246	£5,917,306	£3,181,669	£1,661,870
60% LAR : 40% CIR	40%	£14,041,341	£2,759,369	£842,749	£660,657	£205,425	-£2,525,961	-£4,043,399
60% LAR : 40% CIR	45%	£7,673,634	-£2,975,927	-£4,894,112	-£5,071,974	-£5,526,829	-£8,254,559	-£9,791,078
60% LAR : 40% CIR	50%	£1,277,098	-£8,730,476	-£10,647,736	-£10,832,192	-£11,293,331	-£14,080,171	-£15,597,305

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£75,752,366	£59,256,629	£57,329,412	£57,146,325	£56,688,608	£53,942,305	£52,416,582
60% LAR : 40% CIR	5%	£69,567,373	£53,718,906	£51,798,628	£51,616,197	£51,160,123	£48,423,675	£46,903,426
60% LAR : 40% CIR	10%	£63,362,730	£48,160,814	£46,246,888	£46,065,060	£45,610,489	£42,883,065	£41,367,829
60% LAR : 40% CIR	15%	£57,138,606	£42,582,528	£40,674,374	£40,493,093	£40,039,887	£37,320,665	£35,809,984
60% LAR : 40% CIR	20%	£50,883,858	£36,984,224	£35,081,268	£34,900,479	£34,448,504	£31,736,663	£30,208,120
60% LAR : 40% CIR	25%	£44,592,163	£31,366,077	£29,467,749	£29,287,398	£28,836,519	£26,094,114	£24,568,255
60% LAR : 40% CIR	30%	£38,281,206	£25,728,265	£23,809,178	£23,626,465	£23,169,685	£20,428,996	£18,906,391
60% LAR : 40% CIR	35%	£31,951,160	£20,036,092	£18,116,478	£17,934,103	£17,478,163	£14,742,526	£13,222,727
60% LAR : 40% CIR	40%	£25,602,198	£14,320,226	£12,403,606	£12,221,514	£11,766,282	£9,034,896	£7,517,459
60% LAR : 40% CIR	45%	£19,234,491	£8,584,930	£6,670,745	£6,488,883	£6,034,228	£3,306,299	£1,769,779
60% LAR : 40% CIR	50%	£12,837,955	£2,830,382	£913,121	£728,665	£267,526	-£2,499,314	-£4,036,447

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£60,542,652	£64,046,915	£62,119,697	£61,936,610	£61,478,894	£58,732,591	£57,206,868
60% LAR : 40% CIR	5%	£74,357,658	£58,509,191	£56,588,913	£56,406,483	£55,950,409	£53,213,961	£51,693,712
60% LAR : 40% CIR	10%	£68,153,016	£52,951,099	£51,037,173	£50,855,346	£50,400,775	£47,673,350	£46,158,115
60% LAR : 40% CIR	15%	£61,928,892	£47,372,814	£45,464,660	£45,283,379	£44,830,174	£42,110,950	£40,600,270
60% LAR : 40% CIR	20%	£55,674,144	£41,774,510	£39,871,553	£39,690,764	£39,238,790	£36,526,948	£34,998,406
60% LAR : 40% CIR	25%	£49,382,448	£36,156,363	£34,258,035	£34,077,684	£33,626,805	£30,884,399	£29,358,540
60% LAR : 40% CIR	30%	£43,071,491	£30,518,550	£28,599,464	£28,416,751	£27,959,970	£25,219,282	£23,696,677
60% LAR : 40% CIR	35%	£36,741,446	£24,826,377	£22,906,764	£22,724,389	£22,268,449	£19,532,812	£18,013,013
60% LAR : 40% CIR	40%	£30,392,483	£19,110,512	£17,193,892	£17,011,799	£16,556,568	£13,825,182	£12,307,744
60% LAR : 40% CIR	45%	£24,024,777	£13,375,216	£11,461,031	£11,279,169	£10,824,514	£8,096,584	£6,560,065
60% LAR : 40% CIR	50%	£17,628,241	£7,620,667	£5,703,407	£5,518,951	£5,057,812	£2,290,972	£753,838

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£66,205,224	£69,709,486	£67,782,269	£67,599,182	£67,141,465	£64,395,163	£62,869,439
60% LAR : 40% CIR	5%	£80,020,230	£64,171,763	£62,251,485	£62,069,055	£61,612,980	£58,876,533	£57,356,283
60% LAR : 40% CIR	10%	£73,815,587	£58,613,671	£56,699,745	£56,517,917	£56,063,346	£53,335,922	£51,820,687
60% LAR : 40% CIR	15%	£67,591,463	£53,035,385	£51,127,231	£50,945,950	£50,492,746	£47,773,522	£46,262,841
60% LAR : 40% CIR	20%	£61,336,715	£47,437,081	£45,534,125	£45,353,336	£44,901,362	£42,189,520	£40,660,977
60% LAR : 40% CIR	25%	£55,045,020	£41,818,934	£39,920,606	£39,740,255	£39,289,376	£36,546,971	£35,021,112
60% LAR : 40% CIR	30%	£48,734,063	£36,181,122	£34,262,035	£34,079,323	£33,622,542	£30,881,853	£29,359,248
60% LAR : 40% CIR	35%	£42,404,017	£30,488,949	£28,569,335	£28,386,960	£27,931,021	£25,195,383	£23,675,584
60% LAR : 40% CIR	40%	£36,055,055	£24,773,083	£22,856,463	£22,674,371	£22,219,139	£19,487,753	£17,970,316
60% LAR : 40% CIR	45%	£29,687,348	£19,037,787	£17,123,602	£16,941,740	£16,487,085	£13,759,156	£12,222,636
60% LAR : 40% CIR	50%	£23,290,812	£13,283,239	£11,365,979	£11,181,522	£10,720,383	£7,953,543	£6,416,410

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone C - £2,000 psf

No Units	200	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£100,430,498	£83,859,143	£81,931,926	£81,748,839	£81,291,122	£78,544,819	£77,019,096
60% LAR : 40% CIR	5%	£93,828,541	£77,908,238	£75,987,958	£75,805,529	£75,349,454	£72,613,006	£71,092,758
60% LAR : 40% CIR	10%	£87,206,934	£71,936,962	£70,023,036	£69,841,209	£69,386,638	£66,659,213	£65,143,978
60% LAR : 40% CIR	15%	£80,565,847	£65,945,493	£64,037,340	£63,856,058	£63,402,855	£60,683,630	£59,172,949
60% LAR : 40% CIR	20%	£73,905,449	£59,934,007	£58,031,051	£57,850,261	£57,398,287	£54,686,446	£53,179,867
60% LAR : 40% CIR	25%	£67,225,909	£53,902,678	£52,004,349	£51,823,998	£51,373,120	£48,667,851	£47,163,027
60% LAR : 40% CIR	30%	£60,498,622	£47,851,682	£45,957,416	£45,777,449	£45,327,533	£42,606,707	£41,084,102
60% LAR : 40% CIR	35%	£53,748,680	£41,781,196	£39,877,129	£39,694,752	£39,238,813	£36,503,176	£34,963,378
60% LAR : 40% CIR	40%	£46,979,820	£35,663,815	£33,747,195	£33,565,103	£33,109,871	£30,378,485	£28,861,048
60% LAR : 40% CIR	45%	£40,192,216	£29,511,458	£27,597,273	£27,415,411	£26,960,756	£24,232,827	£22,717,311
60% LAR : 40% CIR	50%	£33,386,040	£23,339,849	£21,427,545	£21,245,861	£20,791,652	£18,059,002	£16,521,869

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£72,530,783	£55,959,429	£54,032,211	£53,849,124	£53,391,408	£50,645,105	£49,119,382
60% LAR : 40% CIR	5%	£65,928,827	£50,008,523	£48,088,244	£47,905,815	£47,449,740	£44,713,292	£43,193,044
60% LAR : 40% CIR	10%	£59,307,219	£44,037,248	£42,123,322	£41,941,494	£41,486,923	£38,759,499	£37,244,264
60% LAR : 40% CIR	15%	£52,666,132	£38,045,779	£36,137,626	£35,956,344	£35,503,140	£32,783,916	£31,273,235
60% LAR : 40% CIR	20%	£46,005,735	£32,034,293	£30,131,337	£29,950,546	£29,498,573	£26,786,732	£25,280,153
60% LAR : 40% CIR	25%	£39,326,195	£26,002,964	£24,104,634	£23,924,284	£23,473,406	£20,768,137	£19,263,312
60% LAR : 40% CIR	30%	£32,598,907	£19,951,968	£18,057,702	£17,877,735	£17,427,819	£14,706,992	£13,184,388
60% LAR : 40% CIR	35%	£25,848,965	£13,881,482	£11,977,414	£11,795,038	£11,339,099	£8,603,461	£7,083,663
60% LAR : 40% CIR	40%	£19,080,106	£7,764,101	£5,847,481	£5,665,389	£5,210,157	£2,478,771	£961,333
60% LAR : 40% CIR	45%	£12,292,502	£1,611,743	-£932,462	-£494,303	-£938,956	-£3,666,887	-£5,182,403
60% LAR : 40% CIR	50%	£5,486,326	-£4,559,865	-£6,472,169	-£6,653,853	-£7,108,062	-£9,840,713	-£11,377,845

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£84,091,640	£67,520,286	£65,593,069	£65,409,981	£64,952,265	£62,205,962	£60,680,239
60% LAR : 40% CIR	5%	£77,489,684	£61,569,380	£59,649,101	£59,466,672	£59,010,597	£56,274,149	£54,753,901
60% LAR : 40% CIR	10%	£70,868,076	£55,598,105	£53,684,179	£53,502,351	£53,047,781	£50,320,356	£48,805,121
60% LAR : 40% CIR	15%	£64,226,989	£49,606,636	£47,698,483	£47,517,201	£47,063,998	£44,344,773	£42,834,092
60% LAR : 40% CIR	20%	£57,566,592	£43,595,150	£41,692,194	£41,511,404	£41,059,430	£38,347,589	£36,841,010
60% LAR : 40% CIR	25%	£50,887,052	£37,563,821	£35,665,492	£35,485,141	£35,034,263	£32,328,994	£30,824,169
60% LAR : 40% CIR	30%	£44,159,765	£31,512,825	£29,618,559	£29,438,592	£28,988,676	£26,267,850	£24,745,245
60% LAR : 40% CIR	35%	£37,409,823	£25,442,339	£23,538,272	£23,355,895	£22,899,956	£20,164,319	£18,644,520
60% LAR : 40% CIR	40%	£30,640,963	£19,324,958	£17,408,338	£17,226,246	£16,771,014	£14,039,628	£12,522,190
60% LAR : 40% CIR	45%	£23,853,359	£13,172,601	£11,258,416	£11,076,554	£10,621,869	£7,893,970	£8,378,454
60% LAR : 40% CIR	50%	£17,047,183	£7,000,992	£5,088,688	£4,907,004	£4,452,795	£1,720,145	£183,012

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£88,881,926	£72,310,572	£70,383,354	£70,200,267	£69,742,550	£66,996,248	£65,470,525
60% LAR : 40% CIR	5%	£82,279,970	£66,359,666	£64,439,387	£64,256,958	£63,800,882	£61,064,435	£59,544,187
60% LAR : 40% CIR	10%	£75,658,362	£60,388,391	£58,474,465	£58,292,637	£57,838,066	£55,110,642	£53,595,407
60% LAR : 40% CIR	15%	£69,017,275	£54,396,922	£52,488,769	£52,307,487	£51,854,283	£49,135,058	£47,624,378
60% LAR : 40% CIR	20%	£62,356,877	£48,385,436	£46,482,479	£46,301,689	£45,849,716	£43,137,874	£41,631,296
60% LAR : 40% CIR	25%	£55,677,338	£42,354,106	£40,455,777	£40,275,426	£39,824,549	£37,119,279	£35,614,455
60% LAR : 40% CIR	30%	£48,950,050	£36,303,111	£34,408,845	£34,228,878	£33,778,962	£31,058,135	£29,535,530
60% LAR : 40% CIR	35%	£42,200,108	£30,232,625	£28,328,557	£28,146,181	£27,690,241	£24,954,604	£23,434,806
60% LAR : 40% CIR	40%	£35,431,249	£24,115,244	£22,198,624	£22,016,531	£21,561,300	£18,829,914	£17,312,476
60% LAR : 40% CIR	45%	£28,643,645	£17,962,886	£16,048,701	£15,866,840	£15,412,184	£12,684,256	£11,168,740
60% LAR : 40% CIR	50%	£21,837,469	£11,791,278	£9,878,973	£9,697,290	£9,243,081	£6,510,430	£4,973,298

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£94,544,498	£77,973,143	£76,045,926	£75,862,839	£75,405,122	£72,658,819	£71,133,096
60% LAR : 40% CIR	5%	£87,942,541	£72,022,238	£70,101,958	£69,919,529	£69,463,454	£66,727,006	£65,206,758
60% LAR : 40% CIR	10%	£81,320,934	£66,050,962	£64,137,036	£63,955,209	£63,500,638	£60,773,213	£59,257,978
60% LAR : 40% CIR	15%	£74,679,847	£60,059,493	£58,151,340	£57,970,058	£57,516,855	£54,797,630	£53,286,949
60% LAR : 40% CIR	20%	£68,019,449	£54,048,007	£52,145,051	£51,964,261	£51,512,287	£48,800,446	£47,293,867
60% LAR : 40% CIR	25%	£61,339,909	£48,016,678	£46,118,349	£45,937,998	£45,487,120	£42,781,851	£41,277,027
60% LAR : 40% CIR	30%	£54,612,622	£41,965,682	£40,071,416	£39,891,449	£39,441,533	£36,720,707	£35,198,102
60% LAR : 40% CIR	35%	£47,862,680	£35,895,196	£33,991,129	£33,808,752	£33,352,813	£30,617,176	£29,097,378
60% LAR : 40% CIR	40%	£41,093,820	£29,777,815	£27,861,195	£27,679,103	£27,223,871	£24,492,485	£22,975,048
60% LAR : 40% CIR	45%	£34,306,216	£23,625,458	£21,711,273	£21,529,411	£21,074,756	£18,346,827	£16,831,311
60% LAR : 40% CIR	50%	£27,500,040	£17,453,849	£15,541,545	£15,359,861	£14,905,652	£12,173,002	£10,635,869

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone C - RP Periphery £2,250 psf

No Units	200	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£121,278,683	£104,442,940	£102,544,687	£102,364,351	£101,913,513	£99,203,963	£97,678,239
60% LAR : 40% CIR	5%	£113,634,317	£97,488,016	£95,596,596	£95,416,907	£94,967,687	£92,239,192	£90,718,943
60% LAR : 40% CIR	10%	£105,970,301	£90,513,027	£88,616,265	£88,434,437	£87,979,866	£85,252,442	£83,737,206
60% LAR : 40% CIR	15%	£98,286,805	£83,505,765	£81,597,611	£81,416,330	£80,963,126	£78,243,902	£76,733,221
60% LAR : 40% CIR	20%	£90,583,997	£76,461,321	£74,558,365	£74,377,576	£73,925,602	£71,213,760	£69,707,181
60% LAR : 40% CIR	25%	£82,862,049	£69,397,035	£67,498,706	£67,318,355	£66,867,477	£64,162,208	£62,659,281
60% LAR : 40% CIR	30%	£75,121,129	£62,313,082	£60,418,816	£60,238,850	£59,788,933	£57,089,434	£55,589,713
60% LAR : 40% CIR	35%	£67,361,407	£55,209,639	£53,318,876	£53,139,240	£52,690,153	£49,995,629	£48,498,672
60% LAR : 40% CIR	40%	£59,576,732	£48,086,880	£46,199,065	£46,019,710	£45,571,320	£42,880,983	£41,372,878
60% LAR : 40% CIR	45%	£51,739,385	£40,944,984	£39,059,566	£38,880,437	£38,429,933	£35,702,004	£34,186,488
60% LAR : 40% CIR	50%	£43,883,467	£33,766,373	£31,854,069	£31,672,385	£31,218,176	£28,492,919	£26,978,887

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£93,378,969	£78,543,225	£74,644,972	£74,464,636	£74,013,799	£71,304,248	£69,778,525
60% LAR : 40% CIR	5%	£85,734,602	£69,588,301	£67,696,881	£67,517,193	£67,067,973	£64,339,478	£62,819,229
60% LAR : 40% CIR	10%	£78,070,586	£62,613,313	£60,716,551	£60,534,722	£60,080,152	£57,352,728	£55,837,492
60% LAR : 40% CIR	15%	£70,387,090	£55,606,051	£53,697,897	£53,516,616	£53,063,411	£50,344,188	£48,833,507
60% LAR : 40% CIR	20%	£62,684,283	£48,561,607	£46,658,650	£46,477,861	£46,025,888	£43,314,045	£41,807,467
60% LAR : 40% CIR	25%	£54,962,334	£41,497,320	£39,598,992	£39,418,640	£38,967,762	£36,262,493	£34,759,566
60% LAR : 40% CIR	30%	£47,221,414	£34,413,368	£32,519,102	£32,339,135	£31,889,218	£29,189,720	£27,689,998
60% LAR : 40% CIR	35%	£39,461,693	£27,309,924	£25,419,162	£25,239,526	£24,790,439	£22,095,915	£20,598,957
60% LAR : 40% CIR	40%	£31,677,018	£20,187,166	£18,299,351	£18,119,995	£17,671,606	£14,981,269	£13,473,163
60% LAR : 40% CIR	45%	£23,839,671	£13,045,269	£11,159,851	£10,980,723	£10,530,219	£7,802,290	£6,286,774
60% LAR : 40% CIR	50%	£15,983,752	£5,866,659	£3,954,355	£3,772,671	£3,318,462	£593,204	-£920,827

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£104,939,826	£88,104,083	£86,205,829	£86,025,494	£85,574,656	£82,865,106	£81,339,382
60% LAR : 40% CIR	5%	£97,295,460	£81,149,158	£79,257,739	£79,078,050	£78,628,830	£75,900,335	£74,380,086
60% LAR : 40% CIR	10%	£89,631,443	£74,174,170	£72,277,408	£72,095,579	£71,641,009	£68,913,585	£67,398,349
60% LAR : 40% CIR	15%	£81,947,947	£67,166,908	£65,258,754	£65,077,473	£64,624,269	£61,905,045	£60,394,364
60% LAR : 40% CIR	20%	£74,245,140	£60,122,464	£58,219,508	£58,038,718	£57,586,745	£54,874,903	£53,368,324
60% LAR : 40% CIR	25%	£66,523,192	£53,058,177	£51,159,849	£50,979,497	£50,528,620	£47,823,350	£46,320,424
60% LAR : 40% CIR	30%	£58,782,272	£45,974,225	£44,079,959	£43,899,993	£43,450,076	£40,750,577	£39,250,856
60% LAR : 40% CIR	35%	£51,022,550	£38,870,781	£36,980,019	£36,800,383	£36,351,296	£33,656,772	£32,159,814
60% LAR : 40% CIR	40%	£43,237,875	£31,748,023	£29,860,208	£29,680,852	£29,232,463	£26,542,126	£25,034,020
60% LAR : 40% CIR	45%	£35,400,528	£24,606,126	£22,720,709	£22,541,580	£22,091,076	£19,363,147	£17,847,631
60% LAR : 40% CIR	50%	£27,544,610	£17,427,516	£15,515,212	£15,333,528	£14,879,319	£12,154,062	£10,640,030

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£109,730,112	£92,894,368	£90,996,115	£90,815,779	£90,364,942	£87,655,391	£86,129,668
60% LAR : 40% CIR	5%	£102,085,745	£85,939,444	£84,048,024	£83,868,336	£83,419,116	£80,690,621	£79,170,372
60% LAR : 40% CIR	10%	£94,421,729	£78,964,455	£77,067,694	£76,885,865	£76,431,294	£73,703,871	£72,188,635
60% LAR : 40% CIR	15%	£86,738,233	£71,957,194	£70,049,040	£69,867,759	£69,414,554	£66,695,330	£65,184,650
60% LAR : 40% CIR	20%	£79,035,426	£64,912,749	£63,009,793	£62,829,004	£62,377,031	£59,665,188	£58,158,609
60% LAR : 40% CIR	25%	£71,313,477	£57,848,463	£55,950,135	£55,769,783	£55,318,905	£52,613,636	£51,110,709
60% LAR : 40% CIR	30%	£63,572,557	£50,764,510	£48,870,244	£48,690,278	£48,240,361	£45,540,862	£44,041,141
60% LAR : 40% CIR	35%	£55,812,835	£43,661,067	£41,770,304	£41,590,669	£41,141,582	£38,447,058	£36,950,100
60% LAR : 40% CIR	40%	£48,028,161	£36,538,309	£34,650,494	£34,471,138	£34,022,749	£31,332,412	£29,824,306
60% LAR : 40% CIR	45%	£40,190,814	£29,396,412	£27,510,994	£27,331,866	£26,881,361	£24,153,433	£22,637,917
60% LAR : 40% CIR	50%	£32,334,895	£22,217,802	£20,305,498	£20,123,814	£19,669,605	£16,944,347	£15,430,316

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£115,392,683	£98,556,940	£96,658,687	£96,478,351	£96,027,513	£93,317,963	£91,792,239
60% LAR : 40% CIR	5%	£107,748,317	£91,602,016	£89,710,596	£89,530,907	£89,081,687	£86,353,192	£84,832,943
60% LAR : 40% CIR	10%	£100,084,301	£84,627,027	£82,730,265	£82,548,437	£82,093,866	£79,366,442	£77,851,206
60% LAR : 40% CIR	15%	£92,400,805	£77,619,765	£75,711,611	£75,530,330	£75,077,126	£72,357,902	£70,847,221
60% LAR : 40% CIR	20%	£84,697,997	£70,575,321	£68,672,365	£68,491,576	£68,039,602	£65,327,760	£63,821,181
60% LAR : 40% CIR	25%	£76,976,049	£63,511,035	£61,612,706	£61,432,355	£60,981,477	£58,276,208	£56,773,281
60% LAR : 40% CIR	30%	£69,235,129	£56,427,082	£54,532,816	£54,352,850	£53,902,933	£51,203,434	£49,703,713
60% LAR : 40% CIR	35%	£61,475,407	£49,323,639	£47,432,876	£47,253,240	£46,804,153	£44,109,629	£42,612,672
60% LAR : 40% CIR	40%	£53,690,732	£42,200,880	£40,313,065	£40,133,710	£39,685,320	£36,994,983	£35,486,878
60% LAR : 40% CIR	45%	£45,853,385	£35,058,984	£33,173,566	£32,994,437	£32,543,933	£29,816,004	£28,300,488
60% LAR : 40% CIR	50%	£37,997,467	£27,880,373	£25,968,069	£25,786,385	£25,332,176	£22,606,919	£21,092,887

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	

Value Area	**Zone C - RP Periphery £2,450 psf**

No Units	**200**
Site Area	**0.29 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£137,957,231	£120,854,795	£118,956,542	£118,776,207	£118,325,369	£115,620,340	£114,117,547
60% LAR : 40% CIR	5%	£129,478,938	£113,079,278	£111,187,859	£111,008,170	£110,558,950	£107,863,629	£106,366,228
60% LAR : 40% CIR	10%	£120,980,994	£105,283,697	£103,398,535	£103,219,440	£102,771,701	£100,085,266	£98,592,804
60% LAR : 40% CIR	15%	£112,463,570	£97,468,226	£95,588,751	£95,410,193	£94,963,800	£92,285,442	£90,781,439
60% LAR : 40% CIR	20%	£103,926,836	£89,633,037	£87,758,681	£87,580,608	£87,135,428	£84,435,612	£82,929,033
60% LAR : 40% CIR	25%	£95,370,960	£81,778,306	£79,894,192	£79,713,841	£79,262,962	£76,557,694	£75,054,786
60% LAR : 40% CIR	30%	£86,796,112	£73,882,202	£71,987,936	£71,807,970	£71,358,053	£68,658,555	£67,158,833
60% LAR : 40% CIR	35%	£78,202,464	£65,952,393	£64,061,630	£63,881,995	£63,432,908	£60,738,384	£59,241,426
60% LAR : 40% CIR	40%	£69,590,182	£58,003,269	£56,115,453	£55,936,097	£55,487,709	£52,797,371	£51,302,740
60% LAR : 40% CIR	45%	£60,959,438	£50,035,006	£48,149,589	£47,970,460	£47,522,638	£44,835,707	£43,342,968
60% LAR : 40% CIR	50%	£52,281,409	£42,047,780	£40,164,217	£39,985,263	£39,537,880	£36,834,139	£35,320,107

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£110,057,517	£92,955,081	£91,056,827	£90,876,493	£90,425,655	£87,720,626	£86,217,832
60% LAR : 40% CIR	5%	£101,579,224	£85,179,564	£83,288,144	£83,108,456	£82,659,236	£79,963,915	£78,466,513
60% LAR : 40% CIR	10%	£93,081,280	£77,383,983	£75,498,821	£75,319,725	£74,871,987	£72,185,552	£70,693,090
60% LAR : 40% CIR	15%	£84,563,856	£69,568,511	£67,689,036	£67,510,478	£67,064,086	£64,385,728	£62,881,724
60% LAR : 40% CIR	20%	£76,027,121	£61,733,323	£59,858,967	£59,680,894	£59,235,714	£56,535,897	£55,029,318
60% LAR : 40% CIR	25%	£67,471,246	£53,878,592	£51,994,478	£51,814,127	£51,363,248	£48,657,980	£47,155,052
60% LAR : 40% CIR	30%	£58,896,398	£45,982,488	£44,088,221	£43,908,255	£43,458,338	£40,758,840	£39,259,118
60% LAR : 40% CIR	35%	£50,302,749	£38,052,679	£36,161,916	£35,982,281	£35,533,193	£32,838,669	£31,341,712
60% LAR : 40% CIR	40%	£41,690,468	£30,103,555	£28,215,739	£28,036,383	£27,587,995	£24,897,657	£23,403,026
60% LAR : 40% CIR	45%	£33,059,724	£22,135,292	£20,249,875	£20,070,746	£19,622,924	£16,935,993	£15,443,254
60% LAR : 40% CIR	50%	£24,381,694	£14,148,066	£12,264,502	£12,085,548	£11,638,166	£8,934,425	£7,420,392

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£121,618,374	£104,515,938	£102,617,685	£102,437,350	£101,986,512	£99,281,483	£97,778,689
60% LAR : 40% CIR	5%	£113,140,081	£96,740,421	£94,849,001	£94,669,313	£94,220,093	£91,524,772	£90,027,370
60% LAR : 40% CIR	10%	£104,642,137	£88,944,840	£87,059,678	£86,880,583	£86,432,844	£83,746,409	£82,253,947
60% LAR : 40% CIR	15%	£96,124,713	£81,129,369	£79,249,893	£79,071,335	£78,624,943	£75,946,585	£74,442,581
60% LAR : 40% CIR	20%	£87,587,978	£73,294,180	£71,419,824	£71,241,751	£70,796,571	£68,096,754	£66,590,176
60% LAR : 40% CIR	25%	£79,032,103	£65,439,449	£63,555,335	£63,374,984	£62,924,105	£60,218,837	£58,715,909
60% LAR : 40% CIR	30%	£70,457,255	£57,543,345	£55,649,079	£55,469,112	£55,019,195	£52,319,698	£50,819,975
60% LAR : 40% CIR	35%	£61,863,607	£49,613,536	£47,722,773	£47,543,138	£47,094,050	£44,399,527	£42,902,569
60% LAR : 40% CIR	40%	£53,251,325	£41,664,412	£39,776,596	£39,597,240	£39,148,852	£36,458,514	£34,963,883
60% LAR : 40% CIR	45%	£44,620,581	£33,696,149	£31,810,732	£31,631,603	£31,183,781	£28,496,850	£27,004,111
60% LAR : 40% CIR	50%	£35,942,551	£25,708,923	£23,825,360	£23,646,406	£23,199,023	£20,495,282	£18,981,250

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£126,408,660	£109,306,224	£107,407,970	£107,227,636	£106,776,798	£104,071,769	£102,568,975
60% LAR : 40% CIR	5%	£117,930,367	£101,530,707	£99,639,287	£99,459,599	£99,010,379	£96,315,058	£94,817,656
60% LAR : 40% CIR	10%	£109,432,422	£93,735,126	£91,849,964	£91,670,868	£91,223,130	£88,536,695	£87,044,233
60% LAR : 40% CIR	15%	£100,914,999	£85,919,654	£84,040,179	£83,861,621	£83,415,229	£80,736,871	£79,232,867
60% LAR : 40% CIR	20%	£92,378,264	£78,084,466	£76,210,110	£76,032,037	£75,586,857	£72,887,040	£71,380,461
60% LAR : 40% CIR	25%	£83,822,389	£70,229,735	£68,345,620	£68,165,270	£67,714,391	£65,009,122	£63,506,195
60% LAR : 40% CIR	30%	£75,247,541	£62,333,630	£60,439,364	£60,259,398	£59,809,481	£57,109,983	£55,610,261
60% LAR : 40% CIR	35%	£66,653,892	£54,403,822	£52,513,059	£52,333,423	£51,884,336	£49,189,812	£47,692,855
60% LAR : 40% CIR	40%	£58,041,611	£46,454,698	£44,566,882	£44,387,526	£43,939,137	£41,248,800	£39,754,169
60% LAR : 40% CIR	45%	£49,410,866	£38,486,435	£36,601,018	£36,421,888	£35,974,067	£33,287,135	£31,794,397
60% LAR : 40% CIR	50%	£40,732,837	£30,499,209	£28,615,645	£28,436,691	£27,989,308	£25,285,568	£23,771,535

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£132,071,231	£114,968,795	£113,070,542	£112,890,207	£112,439,369	£109,734,340	£108,231,547
60% LAR : 40% CIR	5%	£123,592,938	£107,193,278	£105,301,859	£105,122,170	£104,672,950	£101,977,629	£100,480,228
60% LAR : 40% CIR	10%	£115,094,994	£99,397,697	£97,512,535	£97,333,440	£96,885,701	£94,199,266	£92,706,804
60% LAR : 40% CIR	15%	£106,577,570	£91,582,226	£89,702,751	£89,524,193	£89,077,800	£86,399,442	£84,895,439
60% LAR : 40% CIR	20%	£98,040,836	£83,747,037	£81,872,681	£81,694,608	£81,249,428	£78,549,612	£77,043,033
60% LAR : 40% CIR	25%	£89,484,960	£75,892,306	£74,008,192	£73,827,841	£73,376,962	£70,671,694	£69,168,786
60% LAR : 40% CIR	30%	£80,910,112	£67,996,202	£66,101,936	£65,921,970	£65,472,053	£62,772,555	£61,272,833
60% LAR : 40% CIR	35%	£72,316,464	£60,066,393	£58,175,630	£57,995,995	£57,546,908	£54,852,384	£53,355,426
60% LAR : 40% CIR	40%	£63,704,182	£52,117,269	£50,229,453	£50,050,097	£49,601,709	£46,911,371	£45,416,740
60% LAR : 40% CIR	45%	£55,073,438	£44,149,006	£42,263,589	£42,084,460	£41,636,638	£38,949,707	£37,456,968
60% LAR : 40% CIR	50%	£46,395,409	£36,161,780	£34,278,217	£34,099,263	£33,651,880	£30,948,139	£29,434,107

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats	

Value Area	**Zone C - £1,050 psf**

No Units	**575**
Site Area	**2.88 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£74,917,556	£32,445,523	£27,881,291	£27,450,511	£26,373,561	£19,911,864	£16,313,913
60% LAR : 40% CIR	5%	£67,601,154	£26,778,621	£22,232,463	£21,803,393	£20,730,716	£14,273,800	£10,654,193
60% LAR : 40% CIR	10%	£60,237,050	£21,061,989	£16,532,518	£16,105,026	£15,036,298	£8,545,488	£4,939,180
60% LAR : 40% CIR	15%	£52,825,711	£15,296,112	£10,742,282	£10,310,996	£9,232,778	£2,763,472	-£843,260
60% LAR : 40% CIR	20%	£45,367,600	£9,438,012	£4,882,399	£4,452,450	£3,377,577	-£3,121,369	-£6,806,508
60% LAR : 40% CIR	25%	£37,863,183	£3,515,136	-£1,043,398	-£1,478,680	-£2,566,882	-£9,176,700	-£12,851,471
60% LAR : 40% CIR	30%	£30,268,412	-£2,493,595	-£7,148,208	-£7,588,067	-£8,687,713	-£15,285,596	-£18,997,274
60% LAR : 40% CIR	35%	£22,620,209	-£8,677,956	-£13,328,335	-£13,767,209	-£14,865,742	-£21,539,848	-£25,247,684
60% LAR : 40% CIR	40%	£14,920,656	-£14,930,912	-£19,636,444	-£20,080,516	-£21,190,696	-£27,911,569	-£31,666,011
60% LAR : 40% CIR	45%	£7,111,208	-£21,316,939	-£26,071,470	-£26,521,252	-£27,645,708	-£34,392,445	-£38,140,633
60% LAR : 40% CIR	50%	-£792,430	-£27,857,084	-£32,616,709	-£33,065,870	-£34,188,771	-£40,926,182	-£44,669,187

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£207,822,010	-£246,235,852	-£252,859,284	-£253,299,354	-£254,397,214	-£260,920,011	-£264,629,850
60% LAR : 40% CIR	5%	-£213,139,721	-£253,962,254	-£258,508,412	-£258,937,482	-£260,010,159	-£266,467,075	-£270,086,682
60% LAR : 40% CIR	10%	-£220,593,825	-£259,678,886	-£264,208,357	-£264,635,849	-£265,704,577	-£272,195,407	-£275,851,695
60% LAR : 40% CIR	15%	-£227,915,164	-£265,444,763	-£269,998,593	-£270,429,879	-£271,506,097	-£277,977,403	-£281,584,135
60% LAR : 40% CIR	20%	-£235,373,275	-£271,302,863	-£275,858,476	-£276,288,425	-£277,363,298	-£283,862,244	-£287,547,383
60% LAR : 40% CIR	25%	-£242,877,892	-£277,225,739	-£281,784,273	-£282,219,555	-£283,307,757	-£289,917,575	-£293,692,346
60% LAR : 40% CIR	30%	-£250,472,463	-£283,234,470	-£287,889,063	-£288,328,942	-£289,428,588	-£296,026,471	-£299,738,149
60% LAR : 40% CIR	35%	-£258,120,666	-£289,418,831	-£294,069,210	-£294,508,084	-£295,606,617	-£302,280,723	-£305,988,559
60% LAR : 40% CIR	40%	-£265,820,219	-£295,671,787	-£300,377,319	-£300,821,991	-£301,931,571	-£308,652,444	-£312,406,886
60% LAR : 40% CIR	45%	-£273,628,667	-£302,057,814	-£306,812,345	-£307,262,127	-£308,386,583	-£315,133,320	-£318,881,508
60% LAR : 40% CIR	50%	-£281,533,305	-£308,597,959	-£313,357,584	-£313,806,745	-£314,929,646	-£321,667,057	-£325,410,062

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£89,862,196	-£131,564,227	-£136,529,828	-£136,968,229	-£138,038,016	-£144,687,882	-£148,395,930
60% LAR : 40% CIR	5%	-£96,808,596	-£137,631,129	-£142,177,267	-£142,606,357	-£143,679,034	-£150,135,950	-£153,755,557
60% LAR : 40% CIR	10%	-£104,172,700	-£143,947,761	-£147,877,232	-£148,304,724	-£149,373,452	-£155,864,282	-£159,470,570
60% LAR : 40% CIR	15%	-£111,584,039	-£149,113,638	-£153,667,468	-£154,098,754	-£154,176,972	-£161,646,278	-£165,253,010
60% LAR : 40% CIR	20%	-£119,042,150	-£154,971,738	-£159,527,351	-£159,957,300	-£161,032,173	-£167,531,119	-£171,216,258
60% LAR : 40% CIR	25%	-£126,546,767	-£160,894,614	-£165,453,148	-£165,888,430	-£166,976,632	-£173,586,450	-£177,361,221
60% LAR : 40% CIR	30%	-£134,141,338	-£168,903,345	-£173,557,938	-£171,997,817	-£173,097,463	-£179,695,346	-£183,407,024
60% LAR : 40% CIR	35%	-£141,789,541	-£173,087,706	-£177,738,085	-£178,176,959	-£179,275,492	-£185,949,598	-£189,657,434
60% LAR : 40% CIR	40%	-£149,489,094	-£179,340,662	-£184,046,194	-£184,490,866	-£185,600,446	-£192,321,319	-£196,075,761
60% LAR : 40% CIR	45%	-£157,298,542	-£185,726,689	-£190,481,220	-£190,931,002	-£192,055,458	-£198,802,195	-£202,550,383
60% LAR : 40% CIR	50%	-£165,202,180	-£192,266,834	-£197,026,459	-£197,475,620	-£198,598,521	-£205,335,932	-£209,078,937

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£41,288,544	-£83,761,872	-£88,722,228	-£89,160,869	-£90,233,916	-£96,886,035	-£100,593,387
60% LAR : 40% CIR	5%	-£48,606,346	-£89,428,879	-£93,975,037	-£94,404,107	-£95,476,784	-£101,933,700	-£105,553,307
60% LAR : 40% CIR	10%	-£55,970,450	-£95,145,511	-£99,674,982	-£100,102,474	-£101,171,202	-£107,662,032	-£111,268,320
60% LAR : 40% CIR	15%	-£63,381,789	-£100,911,388	-£105,465,218	-£105,896,504	-£106,973,722	-£113,444,028	-£117,050,760
60% LAR : 40% CIR	20%	-£70,839,900	-£106,769,488	-£111,325,101	-£111,755,050	-£112,829,923	-£119,328,869	-£123,014,008
60% LAR : 40% CIR	25%	-£78,344,517	-£112,692,364	-£117,250,898	-£117,686,180	-£118,774,382	-£125,384,200	-£129,058,971
60% LAR : 40% CIR	30%	-£85,939,088	-£118,701,095	-£123,355,708	-£120,795,567	-£124,895,213	-£131,493,096	-£135,204,774
60% LAR : 40% CIR	35%	-£93,587,291	-£124,885,456	-£129,535,835	-£129,974,709	-£131,073,242	-£137,747,348	-£141,455,184
60% LAR : 40% CIR	40%	-£101,286,844	-£131,138,412	-£135,843,944	-£136,288,616	-£137,398,196	-£144,119,069	-£147,873,511
60% LAR : 40% CIR	45%	-£109,096,292	-£137,524,439	-£142,278,970	-£142,728,752	-£143,853,208	-£150,599,945	-£154,348,133
60% LAR : 40% CIR	50%	-£116,999,930	-£144,064,584	-£148,824,209	-£149,273,370	-£150,396,271	-£157,133,682	-£160,876,687

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,689,681	-£28,766,357	-£31,345,284	-£31,772,284	-£32,854,414	-£38,316,017	-£42,013,992
60% LAR : 40% CIR	5%	£8,373,279	-£32,449,254	-£36,995,412	-£37,424,482	-£38,497,159	-£44,954,075	-£48,573,682
60% LAR : 40% CIR	10%	£1,009,175	-£38,165,886	-£42,695,357	-£43,122,849	-£44,191,577	-£50,682,407	-£54,288,695
60% LAR : 40% CIR	15%	-£6,402,164	-£44,903,763	-£48,485,593	-£48,916,879	-£49,995,097	-£56,464,403	-£60,071,135
60% LAR : 40% CIR	20%	-£13,860,275	-£49,789,863	-£54,345,476	-£54,775,425	-£55,850,298	-£62,349,244	-£66,034,383
60% LAR : 40% CIR	25%	-£21,364,892	-£55,712,739	-£60,271,273	-£60,706,555	-£61,794,757	-£68,404,575	-£72,079,346
60% LAR : 40% CIR	30%	-£28,959,463	-£61,721,470	-£66,376,063	-£66,815,942	-£67,915,588	-£74,513,471	-£78,225,149
60% LAR : 40% CIR	35%	-£36,607,666	-£67,905,831	-£72,556,210	-£72,995,084	-£74,093,617	-£80,767,723	-£84,475,559
60% LAR : 40% CIR	40%	-£44,307,219	-£74,158,787	-£78,864,319	-£79,309,991	-£80,418,571	-£87,139,444	-£90,893,886
60% LAR : 40% CIR	45%	-£52,116,667	-£80,544,814	-£85,299,345	-£85,749,127	-£86,873,583	-£93,620,320	-£97,368,508
60% LAR : 40% CIR	50%	-£60,020,305	-£87,084,959	-£91,844,584	-£92,293,745	-£93,416,646	-£100,154,057	-£103,897,062

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone C - £1,150 psf
No Units	575	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£97,485,325	£55,056,791	£50,544,595	£50,118,726	£49,054,055	£42,666,027	£39,087,251
60% LAR : 40% CIR	5%	£89,074,158	£48,304,106	£43,809,779	£43,385,600	£42,325,154	£35,921,619	£32,346,033
60% LAR : 40% CIR	10%	£80,615,759	£41,502,259	£37,021,215	£36,593,724	£35,524,996	£29,112,823	£25,550,195
60% LAR : 40% CIR	15%	£72,110,588	£34,646,548	£30,132,389	£29,706,348	£28,641,244	£22,250,616	£18,700,269
60% LAR : 40% CIR	20%	£63,531,725	£27,693,650	£23,193,443	£22,768,723	£21,706,922	£15,336,121	£11,775,438
60% LAR : 40% CIR	25%	£54,892,051	£20,692,477	£16,204,873	£15,781,348	£14,722,536	£8,318,735	£4,745,907
60% LAR : 40% CIR	30%	£46,206,535	£13,643,513	£9,138,691	£8,711,034	£7,641,893	£1,227,045	-£2,372,414
60% LAR : 40% CIR	35%	£37,475,644	£6,499,117	£1,977,745	£1,551,046	£484,297	-£6,037,705	-£9,694,991
60% LAR : 40% CIR	40%	£28,666,488	-£730,273	-£5,334,136	-£5,772,154	-£6,867,199	-£13,437,468	-£17,111,366
60% LAR : 40% CIR	45%	£19,782,979	-£8,165,606	-£12,799,334	-£13,236,623	-£14,329,843	-£20,978,764	-£24,680,737
60% LAR : 40% CIR	50%	£10,824,372	-£15,717,190	-£20,408,557	-£20,851,276	-£21,958,075	-£28,689,914	-£32,432,919

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£265,255,559	-£229,594,495	-£236,186,286	-£236,622,149	-£237,685,620	-£243,074,646	-£241,603,824
60% LAR : 40% CIR	5%	-£191,666,717	-£232,436,769	-£236,931,096	-£237,355,275	-£238,415,721	-£244,819,256	-£248,394,842
60% LAR : 40% CIR	10%	-£200,125,116	-£239,238,616	-£243,719,660	-£244,147,151	-£245,215,879	-£251,628,252	-£255,190,680
60% LAR : 40% CIR	15%	-£208,630,287	-£246,094,327	-£250,608,486	-£251,034,527	-£252,099,631	-£258,490,259	-£262,040,606
60% LAR : 40% CIR	20%	-£217,209,150	-£253,047,225	-£257,547,432	-£257,972,152	-£259,033,953	-£265,404,754	-£268,965,437
60% LAR : 40% CIR	25%	-£225,849,824	-£260,048,398	-£264,536,802	-£264,959,527	-£266,018,339	-£272,422,140	-£275,994,968
60% LAR : 40% CIR	30%	-£234,534,340	-£267,097,362	-£271,602,184	-£272,029,841	-£273,096,982	-£279,513,830	-£283,113,289
60% LAR : 40% CIR	35%	-£243,265,231	-£274,241,758	-£276,763,130	-£279,189,829	-£280,256,578	-£286,778,580	-£290,435,866
60% LAR : 40% CIR	40%	-£252,074,387	-£281,471,148	-£285,075,011	-£286,513,029	-£287,608,074	-£294,178,343	-£297,852,241
60% LAR : 40% CIR	45%	-£260,957,896	-£288,906,481	-£293,540,209	-£293,977,498	-£295,070,718	-£301,719,639	-£305,421,612
60% LAR : 40% CIR	50%	-£269,916,503	-£296,458,065	-£301,149,432	-£301,592,151	-£302,698,950	-£309,430,789	-£313,173,794

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£96,364,425	-£109,268,828	-£110,869,156	-£114,291,024	-£115,385,685	-£121,743,733	-£125,322,464
60% LAR : 40% CIR	5%	-£75,335,592	-£116,105,644	-£120,599,971	-£121,024,150	-£122,084,596	-£128,488,131	-£132,063,717
60% LAR : 40% CIR	10%	-£83,793,991	-£122,907,491	-£127,388,535	-£127,816,026	-£128,884,754	-£135,297,127	-£138,859,555
60% LAR : 40% CIR	15%	-£92,299,162	-£126,763,202	-£134,277,361	-£134,703,402	-£135,768,506	-£142,159,134	-£145,709,481
60% LAR : 40% CIR	20%	-£100,878,025	-£136,716,100	-£141,216,307	-£141,641,027	-£142,702,828	-£149,073,629	-£152,634,312
60% LAR : 40% CIR	25%	-£109,517,699	-£143,717,273	-£148,204,677	-£148,628,402	-£149,687,214	-£156,091,015	-£159,663,843
60% LAR : 40% CIR	30%	-£118,203,215	-£150,766,237	-£155,271,059	-£155,698,716	-£156,767,857	-£163,182,705	-£166,782,164
60% LAR : 40% CIR	35%	-£126,934,106	-£157,910,633	-£162,432,005	-£162,858,704	-£163,925,453	-£170,447,455	-£174,104,741
60% LAR : 40% CIR	40%	-£135,743,262	-£165,140,023	-£169,743,886	-£170,181,904	-£171,276,949	-£177,847,218	-£181,521,116
60% LAR : 40% CIR	45%	-£144,626,771	-£172,575,356	-£177,209,084	-£177,646,373	-£178,739,593	-£185,388,514	-£189,090,487
60% LAR : 40% CIR	50%	-£153,585,378	-£180,126,940	-£184,818,307	-£185,261,026	-£186,367,825	-£193,099,664	-£196,842,669

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,722,175	-£31,156,274	-£58,662,606	-£86,096,774	-£87,193,445	-£93,841,629	-£97,520,084
60% LAR : 40% CIR	5%	-£27,133,342	-£67,803,394	-£72,397,721	-£72,821,900	-£73,882,346	-£80,285,881	-£83,861,467
60% LAR : 40% CIR	10%	-£35,591,741	-£74,705,241	-£79,186,285	-£79,613,776	-£80,682,504	-£87,094,877	-£90,657,305
60% LAR : 40% CIR	15%	-£44,096,912	-£81,560,952	-£86,075,111	-£86,501,152	-£87,566,256	-£93,956,884	-£97,507,231
60% LAR : 40% CIR	20%	-£52,675,775	-£88,513,850	-£93,014,057	-£93,438,777	-£94,500,578	-£100,871,379	-£104,432,062
60% LAR : 40% CIR	25%	-£61,315,449	-£95,515,023	-£100,002,427	-£100,426,152	-£101,484,964	-£107,888,765	-£111,461,593
60% LAR : 40% CIR	30%	-£70,000,965	-£102,563,987	-£107,068,809	-£107,496,466	-£108,565,607	-£114,980,455	-£118,579,914
60% LAR : 40% CIR	35%	-£78,731,856	-£109,708,383	-£114,229,755	-£114,656,454	-£115,723,203	-£122,245,205	-£125,902,491
60% LAR : 40% CIR	40%	-£87,541,012	-£116,937,773	-£121,541,636	-£121,979,654	-£123,074,699	-£129,644,968	-£133,318,866
60% LAR : 40% CIR	45%	-£96,424,521	-£124,373,106	-£129,006,834	-£129,444,123	-£130,537,343	-£137,186,264	-£140,888,237
60% LAR : 40% CIR	50%	-£105,383,128	-£131,924,690	-£136,616,057	-£137,058,776	-£138,165,575	-£144,897,414	-£148,640,419

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,257,450	£4,371,894	£8,853,287	£8,426,757	£7,359,620	£1,958,868	-£20,146,247
60% LAR : 40% CIR	5%	£29,846,283	-£10,923,769	-£15,416,096	-£15,842,275	-£16,902,721	-£23,306,256	-£26,881,842
60% LAR : 40% CIR	10%	£21,387,884	-£17,725,816	-£22,206,860	-£22,634,151	-£23,702,879	-£30,115,252	-£33,677,680
60% LAR : 40% CIR	15%	£12,882,713	-£24,581,027	-£29,095,486	-£29,521,527	-£30,586,631	-£36,977,259	-£40,527,606
60% LAR : 40% CIR	20%	£4,303,850	-£31,534,225	-£36,034,432	-£36,459,152	-£37,520,953	-£43,891,754	-£47,452,437
60% LAR : 40% CIR	25%	-£4,335,824	-£38,535,398	-£43,023,802	-£43,446,527	-£44,505,339	-£50,909,140	-£54,481,968
60% LAR : 40% CIR	30%	-£12,021,340	-£45,584,362	-£50,089,184	-£50,516,841	-£51,585,982	-£58,000,830	-£61,600,289
60% LAR : 40% CIR	35%	-£21,752,231	-£52,728,758	-£57,250,130	-£57,676,829	-£58,743,578	-£65,265,580	-£68,922,866
60% LAR : 40% CIR	40%	-£30,561,387	-£59,958,148	-£64,562,011	-£65,000,029	-£66,095,074	-£72,665,343	-£76,339,241
60% LAR : 40% CIR	45%	-£39,444,896	-£67,393,481	-£72,027,209	-£72,464,498	-£73,557,718	-£80,206,639	-£83,908,612
60% LAR : 40% CIR	50%	-£48,403,503	-£74,945,065	-£79,636,432	-£80,079,151	-£81,185,950	-£87,917,789	-£91,660,794

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats	

Value Area	**Zone C - £1,350 psf**

No Units	**575**
Site Area	**2.88 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£142,532,165	£99,891,115	£95,426,862	£95,005,518	£93,952,159	£87,632,006	£84,120,810
60% LAR : 40% CIR	5%	£131,899,400	£90,938,295	£86,491,721	£86,072,049	£85,022,871	£78,727,797	£75,230,534
60% LAR : 40% CIR	10%	£121,206,904	£81,936,835	£77,506,581	£77,088,454	£76,043,136	£69,796,520	£66,244,706
60% LAR : 40% CIR	15%	£110,446,669	£72,887,208	£68,471,932	£68,055,222	£67,013,450	£60,704,278	£57,194,407
60% LAR : 40% CIR	20%	£99,640,124	£63,789,889	£59,357,886	£58,938,008	£57,888,313	£51,590,147	£48,091,165
60% LAR : 40% CIR	25%	£88,787,727	£54,606,964	£50,170,524	£49,751,827	£48,705,087	£42,424,641	£38,935,504
60% LAR : 40% CIR	30%	£77,889,941	£45,359,897	£40,934,598	£40,516,959	£39,472,862	£33,208,277	£29,702,600
60% LAR : 40% CIR	35%	£66,947,225	£36,066,063	£31,650,601	£31,233,896	£30,192,135	£23,877,710	£20,365,127
60% LAR : 40% CIR	40%	£55,946,030	£26,722,416	£22,264,676	£21,843,989	£20,792,269	£14,481,959	£10,976,230
60% LAR : 40% CIR	45%	£44,855,267	£17,256,468	£12,806,077	£12,386,091	£11,336,125	£4,986,047	£1,443,071
60% LAR : 40% CIR	50%	£33,720,523	£7,741,149	£3,242,111	£2,817,542	£1,756,118	-£4,684,856	-£8,323,886

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

	£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£148,926,276	-£110,946,286	-£106,314,013	-£106,726,257	-£195,287,708	-£199,196,666	-£196,620,085
60% LAR : 40% CIR	5%	-£148,841,475	-£189,802,580	-£194,249,154	-£194,668,826	-£195,718,004	-£202,013,078	-£205,510,341
60% LAR : 40% CIR	10%	-£158,533,971	-£198,804,040	-£203,234,294	-£203,652,421	-£204,697,739	-£210,974,355	-£214,496,169
60% LAR : 40% CIR	15%	-£170,284,206	-£207,853,867	-£212,268,943	-£212,685,653	-£213,727,425	-£220,036,597	-£223,546,468
60% LAR : 40% CIR	20%	-£181,100,751	-£216,950,986	-£221,382,989	-£221,802,867	-£222,852,562	-£229,150,728	-£232,649,710
60% LAR : 40% CIR	25%	-£191,953,148	-£226,133,911	-£230,570,351	-£230,989,048	-£232,035,788	-£238,316,234	-£241,805,371
60% LAR : 40% CIR	30%	-£202,850,934	-£235,380,978	-£239,806,277	-£240,223,916	-£241,268,013	-£247,532,598	-£251,038,275
60% LAR : 40% CIR	35%	-£213,793,650	-£244,674,812	-£249,090,274	-£249,506,979	-£250,548,740	-£256,863,165	-£260,375,748
60% LAR : 40% CIR	40%	-£224,794,845	-£254,018,459	-£258,476,199	-£258,896,886	-£259,948,606	-£266,258,916	-£269,764,645
60% LAR : 40% CIR	45%	-£235,885,608	-£263,484,407	-£267,934,798	-£268,354,784	-£269,404,750	-£275,754,828	-£279,297,804
60% LAR : 40% CIR	50%	-£247,020,352	-£272,999,726	-£277,498,764	-£277,923,333	-£278,984,757	-£285,425,731	-£289,064,761

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

	£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,427,455	-£54,316,838	-£58,962,888	-£59,404,240	-£60,465,261	-£67,277,744	-£80,298,960
60% LAR : 40% CIR	5%	-£32,510,350	-£73,471,455	-£77,916,029	-£78,337,701	-£79,386,879	-£85,681,953	-£89,179,216
60% LAR : 40% CIR	10%	-£43,202,846	-£82,473,915	-£86,903,169	-£87,321,296	-£88,366,614	-£94,643,230	-£98,168,044
60% LAR : 40% CIR	15%	-£53,963,081	-£91,522,542	-£95,937,818	-£96,354,528	-£97,396,300	-£103,705,472	-£107,215,343
60% LAR : 40% CIR	20%	-£64,769,626	-£100,619,861	-£105,051,864	-£105,471,742	-£106,521,437	-£112,819,603	-£116,318,585
60% LAR : 40% CIR	25%	-£75,622,023	-£109,802,786	-£114,239,226	-£114,657,923	-£115,704,663	-£121,985,109	-£125,474,246
60% LAR : 40% CIR	30%	-£86,519,809	-£119,049,853	-£123,475,152	-£123,892,791	-£124,936,888	-£131,201,473	-£134,707,150
60% LAR : 40% CIR	35%	-£97,462,525	-£128,343,687	-£132,759,149	-£133,175,854	-£134,217,615	-£140,532,040	-£144,044,623
60% LAR : 40% CIR	40%	-£108,463,720	-£137,687,334	-£142,145,074	-£142,565,761	-£143,617,481	-£149,927,791	-£153,433,520
60% LAR : 40% CIR	45%	-£119,554,483	-£147,153,282	-£151,603,673	-£152,023,659	-£153,073,625	-£159,423,703	-£162,966,679
60% LAR : 40% CIR	50%	-£130,689,227	-£156,668,601	-£161,167,639	-£161,592,208	-£162,653,632	-£169,094,606	-£172,733,636

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

	£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,316,286	-£43,206,669	-£47,852,638	-£48,293,990	-£49,355,241	-£56,167,494	-£69,188,710
60% LAR : 40% CIR	5%	£15,691,900	-£25,269,205	-£29,715,779	-£30,135,451	-£31,184,629	-£37,479,703	-£40,976,966
60% LAR : 40% CIR	10%	£4,999,404	-£34,270,865	-£38,700,919	-£39,119,046	-£40,164,364	-£46,440,980	-£49,962,794
60% LAR : 40% CIR	15%	-£6,760,831	-£43,320,292	-£47,735,568	-£48,152,278	-£49,194,050	-£55,503,222	-£59,013,093
60% LAR : 40% CIR	20%	-£16,567,376	-£52,417,611	-£56,849,614	-£57,269,492	-£58,319,187	-£64,617,353	-£68,116,335
60% LAR : 40% CIR	25%	-£27,419,773	-£61,600,536	-£66,036,976	-£66,455,673	-£67,502,413	-£73,782,859	-£77,271,996
60% LAR : 40% CIR	30%	-£38,317,559	-£70,847,603	-£75,272,902	-£75,690,541	-£76,734,638	-£82,999,223	-£86,504,900
60% LAR : 40% CIR	35%	-£49,260,275	-£80,141,437	-£84,556,899	-£84,973,604	-£86,015,365	-£92,329,790	-£95,842,373
60% LAR : 40% CIR	40%	-£60,261,470	-£89,485,084	-£93,942,824	-£94,363,511	-£95,415,231	-£101,725,541	-£105,231,270
60% LAR : 40% CIR	45%	-£71,352,233	-£98,951,032	-£103,401,423	-£103,821,409	-£104,871,375	-£111,221,453	-£114,764,429
60% LAR : 40% CIR	50%	-£82,486,977	-£108,466,351	-£112,965,389	-£113,389,958	-£114,451,382	-£120,892,356	-£124,531,386

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

	£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£83,304,290	£40,863,240	£36,198,987	£35,777,643	£34,724,284	£28,404,131	£24,892,935
60% LAR : 40% CIR	5%	£72,671,525	£31,710,420	£27,263,846	£26,844,174	£25,794,996	£19,499,922	£16,002,659
60% LAR : 40% CIR	10%	£61,979,029	£22,708,960	£18,278,706	£17,860,579	£16,815,261	£10,538,645	£7,016,831
60% LAR : 40% CIR	15%	£51,218,794	£13,659,333	£9,244,057	£8,827,347	£7,785,575	£1,476,403	-£2,033,668
60% LAR : 40% CIR	20%	£40,412,249	£4,562,014	£130,011	-£289,867	-£1,339,562	-£7,637,728	-£11,136,710
60% LAR : 40% CIR	25%	£29,559,852	-£4,620,911	-£9,057,351	-£9,476,048	-£10,522,788	-£16,803,234	-£20,292,371
60% LAR : 40% CIR	30%	£18,662,066	-£15,867,976	-£16,293,277	-£16,710,916	-£17,755,013	-£24,019,598	-£27,525,275
60% LAR : 40% CIR	35%	£7,719,350	-£23,161,812	-£27,577,274	-£27,993,979	-£29,035,740	-£35,350,165	-£38,862,748
60% LAR : 40% CIR	40%	-£3,281,843	-£32,505,459	-£36,963,199	-£37,383,886	-£38,435,606	-£44,745,916	-£48,251,645
60% LAR : 40% CIR	45%	-£14,372,608	-£41,971,407	-£46,421,798	-£46,841,784	-£47,891,750	-£54,241,828	-£57,784,804
60% LAR : 40% CIR	50%	-£25,507,352	-£51,486,726	-£55,985,764	-£56,410,333	-£57,471,757	-£63,912,731	-£67,551,761

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone C - £1,500 psf
No Units	575	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£176,185,606	£133,321,727	£128,901,385	£128,484,185	£127,441,188	£121,145,153	£117,633,957
60% LAR : 40% CIR	5%	£163,870,169	£122,735,805	£118,329,210	£117,909,539	£116,860,360	£110,565,287	£107,068,024
60% LAR : 40% CIR	10%	£151,507,927	£112,098,666	£107,668,414	£107,250,287	£106,204,969	£99,933,061	£96,448,668
60% LAR : 40% CIR	15%	£139,099,335	£101,373,383	£96,958,106	£96,541,397	£95,499,624	£89,248,985	£85,776,408
60% LAR : 40% CIR	20%	£126,644,852	£90,600,406	£86,198,777	£85,783,360	£84,744,819	£78,513,571	£75,051,767
60% LAR : 40% CIR	25%	£114,144,932	£79,780,212	£75,390,911	£74,976,663	£73,941,044	£67,727,329	£64,275,265
60% LAR : 40% CIR	30%	£101,568,110	£68,913,275	£64,534,996	£64,121,795	£63,088,791	£56,868,578	£53,388,254
60% LAR : 40% CIR	35%	£88,934,096	£58,000,068	£53,620,881	£53,204,177	£52,162,416	£45,911,851	£42,439,315
60% LAR : 40% CIR	40%	£76,255,615	£47,006,201	£42,599,284	£42,183,392	£41,143,665	£34,905,298	£31,439,538
60% LAR : 40% CIR	45%	£63,533,124	£35,930,251	£31,530,599	£31,115,401	£30,077,405	£23,817,635	£20,317,747
60% LAR : 40% CIR	50%	£50,749,391	£24,808,973	£20,374,263	£19,954,856	£18,906,342	£12,615,255	£9,120,207

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£154,855,266	-£147,410,196	-£153,836,450	-£152,236,581	-£159,299,287	-£169,258,772	-£169,194,818
60% LAR : 40% CIR	5%	-£116,870,706	-£158,005,070	-£162,411,665	-£162,831,336	-£163,880,515	-£170,175,588	-£173,672,851
60% LAR : 40% CIR	10%	-£129,232,948	-£168,642,209	-£173,072,461	-£173,490,588	-£174,535,906	-£180,807,814	-£184,292,207
60% LAR : 40% CIR	15%	-£141,641,540	-£179,367,492	-£183,782,769	-£184,199,478	-£185,241,251	-£191,491,890	-£194,964,467
60% LAR : 40% CIR	20%	-£154,096,023	-£190,140,469	-£194,542,098	-£194,957,515	-£195,996,056	-£202,227,304	-£205,689,108
60% LAR : 40% CIR	25%	-£166,595,943	-£200,960,663	-£205,349,964	-£205,764,212	-£206,799,831	-£213,013,546	-£216,465,610
60% LAR : 40% CIR	30%	-£179,172,765	-£211,827,600	-£216,205,879	-£216,619,080	-£217,652,084	-£223,872,297	-£227,352,621
60% LAR : 40% CIR	35%	-£191,806,779	-£222,740,807	-£227,119,994	-£227,536,698	-£228,578,459	-£234,829,024	-£238,301,560
60% LAR : 40% CIR	40%	-£204,485,260	-£233,734,674	-£238,141,591	-£238,557,483	-£239,597,210	-£245,835,577	-£249,301,437
60% LAR : 40% CIR	45%	-£217,207,751	-£244,810,624	-£249,210,276	-£249,625,474	-£250,663,470	-£256,923,240	-£260,423,128
60% LAR : 40% CIR	50%	-£229,991,484	-£255,931,902	-£260,366,612	-£260,786,019	-£261,834,533	-£268,125,620	-£271,620,668

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,775,856	-£31,089,023	-£36,508,365	-£36,925,565	-£43,988,271	-£53,947,757	-£53,875,804
60% LAR : 40% CIR	5%	-£539,581	-£41,673,945	-£46,080,540	-£46,500,211	-£47,549,390	-£53,844,463	-£57,341,726
60% LAR : 40% CIR	10%	-£12,901,823	-£52,311,084	-£56,741,336	-£57,159,463	-£58,204,781	-£64,476,689	-£67,961,082
60% LAR : 40% CIR	15%	-£25,310,415	-£63,036,367	-£67,451,644	-£67,868,353	-£68,910,126	-£75,160,765	-£78,633,342
60% LAR : 40% CIR	20%	-£37,764,898	-£73,809,344	-£78,210,973	-£78,626,390	-£79,664,931	-£85,896,179	-£89,357,983
60% LAR : 40% CIR	25%	-£50,264,818	-£84,629,538	-£89,018,839	-£89,433,087	-£90,468,706	-£96,682,421	-£100,134,485
60% LAR : 40% CIR	30%	-£62,841,640	-£95,496,475	-£99,874,754	-£100,287,955	-£101,320,959	-£107,541,172	-£111,021,496
60% LAR : 40% CIR	35%	-£75,475,654	-£106,409,682	-£110,788,869	-£111,205,573	-£112,247,334	-£118,497,899	-£121,970,435
60% LAR : 40% CIR	40%	-£88,154,135	-£117,403,549	-£121,810,466	-£122,226,358	-£123,266,085	-£129,504,452	-£132,970,312
60% LAR : 40% CIR	45%	-£100,876,626	-£128,479,499	-£132,879,151	-£133,294,349	-£134,332,345	-£140,592,115	-£144,092,003
60% LAR : 40% CIR	50%	-£113,660,359	-£139,600,777	-£144,035,487	-£144,454,894	-£145,503,408	-£151,794,495	-£155,289,543

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£59,978,106	£17,114,227	£12,693,885	£12,276,685	£11,233,688	£4,937,653	£1,426,457
60% LAR : 40% CIR	5%	£47,662,669	£6,528,305	£2,121,710	£1,702,039	£652,860	-£5,642,213	-£9,139,476
60% LAR : 40% CIR	10%	£35,300,427	-£4,108,834	-£8,538,086	-£8,957,213	-£10,002,531	-£16,274,439	-£19,758,832
60% LAR : 40% CIR	15%	£22,891,835	-£14,834,117	-£19,249,394	-£19,666,103	-£20,707,876	-£26,958,515	-£30,431,092
60% LAR : 40% CIR	20%	£10,437,352	-£25,607,094	-£30,008,723	-£30,424,140	-£31,462,681	-£37,693,929	-£41,155,733
60% LAR : 40% CIR	25%	-£2,062,568	-£36,427,288	-£40,816,589	-£41,230,837	-£42,266,456	-£48,480,171	-£51,932,235
60% LAR : 40% CIR	30%	-£14,639,390	-£47,294,225	-£51,672,504	-£52,085,705	-£53,118,709	-£59,338,922	-£62,819,246
60% LAR : 40% CIR	35%	-£27,273,404	-£58,207,432	-£62,586,619	-£63,003,323	-£64,045,084	-£70,295,649	-£73,768,185
60% LAR : 40% CIR	40%	-£39,951,885	-£69,201,299	-£73,608,216	-£74,024,108	-£75,063,835	-£81,302,202	-£84,767,992
60% LAR : 40% CIR	45%	-£52,674,376	-£80,277,249	-£84,676,901	-£85,092,099	-£86,130,095	-£92,389,865	-£95,889,753
60% LAR : 40% CIR	50%	-£65,458,109	-£91,398,527	-£95,833,237	-£96,252,644	-£97,301,158	-£103,592,245	-£107,087,293

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£116,957,731	£74,093,852	£69,673,510	£69,256,310	£68,213,313	£61,917,278	£58,406,082
60% LAR : 40% CIR	5%	£104,642,294	£63,507,930	£59,101,335	£58,681,664	£57,632,485	£51,337,412	£47,840,149
60% LAR : 40% CIR	10%	£92,280,052	£52,870,791	£48,440,539	£48,022,412	£46,977,094	£40,705,186	£37,220,793
60% LAR : 40% CIR	15%	£79,871,460	£42,145,508	£37,730,231	£37,313,522	£36,271,749	£30,021,110	£26,548,533
60% LAR : 40% CIR	20%	£67,416,977	£31,372,531	£26,970,902	£26,555,485	£25,516,944	£19,285,696	£15,823,892
60% LAR : 40% CIR	25%	£54,917,057	£20,552,337	£16,163,036	£15,748,788	£14,713,169	£8,499,454	£5,047,390
60% LAR : 40% CIR	30%	£42,340,235	£9,685,400	£5,307,121	£4,893,920	£3,860,916	-£2,359,297	-£5,839,621
60% LAR : 40% CIR	35%	£29,706,221	-£1,227,807	-£5,606,994	-£6,023,698	-£7,065,459	-£13,316,024	-£16,788,560
60% LAR : 40% CIR	40%	£17,027,740	-£12,221,874	-£16,628,791	-£17,044,683	-£18,084,410	-£24,322,777	-£27,788,567
60% LAR : 40% CIR	45%	£4,305,249	-£23,297,624	-£27,697,276	-£28,112,474	-£29,150,470	-£35,410,240	-£38,910,128
60% LAR : 40% CIR	50%	-£8,478,484	-£34,418,902	-£38,853,612	-£39,273,019	-£40,321,533	-£46,612,620	-£50,107,668

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats

Value Area	Zone C - £1,750 psf

No Units	575
Site Area	2.88 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£232,274,677	£188,796,848	£184,376,506	£183,959,306	£182,916,309	£176,658,321	£173,181,661
60% LAR : 40% CIR	5%	£217,154,787	£175,437,169	£171,034,332	£170,618,789	£169,579,929	£163,346,776	£159,883,912
60% LAR : 40% CIR	10%	£201,988,091	£162,029,330	£157,642,653	£157,228,639	£156,193,602	£149,983,385	£146,533,265
60% LAR : 40% CIR	15%	£186,775,045	£148,573,796	£144,201,950	£143,789,339	£142,757,813	£136,568,656	£133,130,235
60% LAR : 40% CIR	20%	£171,516,108	£135,071,040	£130,712,706	£130,301,375	£129,273,049	£123,103,092	£119,675,339
60% LAR : 40% CIR	25%	£156,211,734	£121,521,531	£117,176,403	£116,765,229	£115,739,797	£109,587,201	£106,166,699
60% LAR : 40% CIR	30%	£140,862,381	£107,925,738	£103,590,525	£103,181,387	£102,158,544	£95,989,441	£92,546,095
60% LAR : 40% CIR	35%	£125,468,504	£94,284,130	£89,937,431	£89,525,154	£88,494,462	£82,310,311	£78,874,672
60% LAR : 40% CIR	40%	£110,030,560	£80,554,213	£76,194,120	£75,782,648	£74,753,968	£68,581,885	£65,152,949
60% LAR : 40% CIR	45%	£94,540,249	£66,757,128	£62,404,224	£61,993,437	£60,966,471	£54,804,672	£51,373,177
60% LAR : 40% CIR	50%	£78,955,381	£52,915,197	£48,568,228	£48,158,010	£47,131,163	£40,911,801	£37,456,599

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£48,465,168	-£37,944,227	-£36,964,289	-£36,791,529	-£37,824,266	-£104,082,254	-£107,558,214
60% LAR : 40% CIR	5%	-£63,586,088	-£105,303,706	-£109,706,543	-£110,122,086	-£111,160,946	-£117,394,099	-£120,856,963
60% LAR : 40% CIR	10%	-£78,752,784	-£118,711,545	-£123,098,222	-£123,512,236	-£124,547,273	-£130,757,490	-£134,207,610
60% LAR : 40% CIR	15%	-£93,965,830	-£132,167,079	-£136,538,925	-£136,951,536	-£137,983,062	-£144,172,219	-£147,610,640
60% LAR : 40% CIR	20%	-£109,224,767	-£145,669,835	-£150,028,169	-£150,439,500	-£151,467,826	-£157,637,783	-£161,065,536
60% LAR : 40% CIR	25%	-£124,529,141	-£159,219,344	-£163,565,472	-£163,975,646	-£165,001,078	-£171,153,674	-£174,574,176
60% LAR : 40% CIR	30%	-£139,878,494	-£172,815,137	-£177,150,350	-£177,559,488	-£178,582,331	-£184,751,434	-£188,194,780
60% LAR : 40% CIR	35%	-£155,272,371	-£186,456,745	-£190,803,444	-£191,215,721	-£192,246,413	-£198,430,564	-£201,866,203
60% LAR : 40% CIR	40%	-£170,710,315	-£200,186,662	-£204,546,755	-£204,958,227	-£205,986,907	-£212,158,990	-£215,587,926
60% LAR : 40% CIR	45%	-£186,200,626	-£213,983,747	-£218,336,651	-£218,747,438	-£219,774,404	-£225,936,203	-£229,367,698
60% LAR : 40% CIR	50%	-£201,785,494	-£227,825,678	-£232,172,647	-£232,582,865	-£233,609,712	-£239,829,074	-£243,284,276

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£67,864,927	£24,387,098	£19,966,756	£19,549,556	£18,506,559	£12,248,571	£8,771,911
60% LAR : 40% CIR	5%	£52,745,037	£11,027,419	£6,624,582	£6,209,039	£5,170,179	-£1,062,974	-£4,525,838
60% LAR : 40% CIR	10%	£37,578,341	-£2,380,420	-£8,767,097	-£7,181,111	-£8,216,148	-£14,426,365	-£17,876,485
60% LAR : 40% CIR	15%	£22,365,295	-£16,830,954	-£20,207,800	-£20,620,411	-£21,651,937	-£27,841,094	-£31,279,515
60% LAR : 40% CIR	20%	£7,106,358	-£29,338,710	-£33,697,044	-£34,108,375	-£35,136,701	-£41,306,658	-£44,734,411
60% LAR : 40% CIR	25%	-£8,198,016	-£42,888,219	-£47,234,347	-£47,644,521	-£48,669,953	-£54,822,549	-£58,243,051
60% LAR : 40% CIR	30%	-£23,547,369	-£56,484,012	-£60,819,225	-£61,228,363	-£62,251,206	-£68,420,309	-£71,863,655
60% LAR : 40% CIR	35%	-£38,941,246	-£70,125,620	-£74,472,319	-£74,884,596	-£75,915,288	-£82,099,439	-£85,535,078
60% LAR : 40% CIR	40%	-£54,379,190	-£83,855,537	-£88,215,630	-£88,627,102	-£89,655,782	-£95,827,865	-£99,256,801
60% LAR : 40% CIR	45%	-£69,869,501	-£97,652,622	-£102,005,526	-£102,416,313	-£103,443,279	-£109,605,078	-£113,036,573
60% LAR : 40% CIR	50%	-£85,454,369	-£111,494,553	-£115,841,522	-£116,251,740	-£117,278,587	-£123,497,949	-£126,953,151

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£116,067,177	£72,589,348	£68,169,006	£67,751,806	£66,708,809	£60,450,821	£56,974,161
60% LAR : 40% CIR	5%	£100,947,287	£59,229,669	£54,826,832	£54,411,289	£53,372,429	£47,139,276	£43,676,412
60% LAR : 40% CIR	10%	£85,780,591	£45,821,830	£41,435,153	£41,021,139	£39,986,102	£33,775,885	£30,325,765
60% LAR : 40% CIR	15%	£70,567,545	£32,366,296	£27,994,450	£27,581,839	£26,550,313	£20,361,156	£16,922,735
60% LAR : 40% CIR	20%	£55,308,608	£18,863,540	£14,505,206	£14,093,875	£13,065,549	£6,895,592	£3,467,839
60% LAR : 40% CIR	25%	£40,004,234	£5,314,031	£967,903	£557,729	-£497,703	-£6,650,299	-£10,046,801
60% LAR : 40% CIR	30%	£24,654,881	-£8,281,762	-£12,616,975	-£13,026,113	-£14,048,956	-£20,218,059	-£23,661,405
60% LAR : 40% CIR	35%	£9,261,004	-£21,923,370	-£26,270,069	-£26,682,346	-£27,713,038	-£33,897,189	-£37,332,828
60% LAR : 40% CIR	40%	-£6,176,940	-£35,653,287	-£40,013,380	-£40,424,852	-£41,453,532	-£47,625,615	-£51,054,551
60% LAR : 40% CIR	45%	-£21,667,251	-£49,450,372	-£53,803,276	-£54,214,063	-£55,241,029	-£61,402,828	-£64,834,323
60% LAR : 40% CIR	50%	-£37,252,119	-£63,292,303	-£67,639,272	-£68,049,490	-£69,076,337	-£75,295,699	-£78,750,901

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£173,046,802	£129,568,973	£125,148,631	£124,731,431	£123,688,434	£117,430,446	£113,953,786
60% LAR : 40% CIR	5%	£157,926,912	£116,209,294	£111,806,457	£111,390,914	£110,352,054	£104,118,901	£100,656,037
60% LAR : 40% CIR	10%	£142,760,216	£102,801,455	£98,414,778	£98,000,764	£96,965,727	£90,755,510	£87,305,390
60% LAR : 40% CIR	15%	£127,547,170	£89,345,921	£84,974,075	£84,561,464	£83,529,938	£77,340,781	£73,902,360
60% LAR : 40% CIR	20%	£112,288,233	£75,843,165	£71,484,831	£71,073,500	£70,045,174	£63,875,217	£60,447,464
60% LAR : 40% CIR	25%	£96,983,859	£62,293,656	£57,947,528	£57,537,354	£56,511,922	£50,359,326	£46,938,824
60% LAR : 40% CIR	30%	£81,634,506	£48,697,863	£44,362,650	£43,953,512	£42,930,669	£36,761,566	£33,318,220
60% LAR : 40% CIR	35%	£66,240,629	£35,056,255	£30,709,556	£30,297,279	£29,266,587	£23,082,436	£19,646,797
60% LAR : 40% CIR	40%	£50,802,685	£21,326,338	£16,966,245	£16,554,773	£15,526,093	£9,354,010	£5,925,074
60% LAR : 40% CIR	45%	£35,312,374	£7,529,253	£3,176,349	£2,765,562	£1,738,596	-£4,423,203	-£7,854,698
60% LAR : 40% CIR	50%	£19,727,506	-£6,312,678	-£10,659,647	-£11,069,865	-£12,096,712	-£18,316,074	-£21,771,276

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone C - £1,900 psf
No Units	575	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£265,841,291	£221,977,797	£217,597,394	£217,183,965	£216,150,391	£209,943,394	£206,466,734
60% LAR : 40% CIR	5%	£249,070,978	£206,994,395	£202,631,339	£202,219,550	£201,190,078	£194,967,595	£191,504,731
60% LAR : 40% CIR	10%	£232,254,245	£191,963,266	£187,599,217	£187,185,203	£186,150,167	£179,939,950	£176,489,830
60% LAR : 40% CIR	15%	£215,380,471	£176,866,108	£172,494,261	£172,081,650	£171,050,124	£164,860,967	£161,422,547
60% LAR : 40% CIR	20%	£198,438,862	£161,699,098	£157,340,763	£156,929,433	£155,901,107	£149,731,151	£146,303,397
60% LAR : 40% CIR	25%	£181,451,816	£146,485,335	£142,139,207	£141,729,034	£140,703,601	£134,551,006	£131,132,897
60% LAR : 40% CIR	30%	£164,419,790	£131,225,289	£126,890,075	£126,480,938	£125,458,095	£119,321,037	£115,911,561
60% LAR : 40% CIR	35%	£147,343,242	£115,919,427	£111,593,850	£111,185,629	£110,165,076	£104,041,752	£100,639,906
60% LAR : 40% CIR	40%	£130,222,625	£100,568,222	£96,251,016	£95,843,591	£94,825,029	£88,689,772	£85,260,838
60% LAR : 40% CIR	45%	£113,058,398	£85,172,142	£80,836,454	£80,425,668	£79,398,702	£73,236,903	£69,813,681
60% LAR : 40% CIR	50%	£95,851,017	£69,671,770	£65,324,802	£64,914,584	£63,889,037	£57,735,757	£54,317,268

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,489,548	-£29,760,978	-£63,140,481	-£63,556,510	-£64,588,464	-£70,877,481	-£74,274,141
60% LAR : 40% CIR	5%	-£31,669,897	-£73,746,480	-£78,109,536	-£78,521,325	-£79,550,797	-£85,773,280	-£89,236,144
60% LAR : 40% CIR	10%	-£48,486,630	-£88,777,609	-£93,141,658	-£93,555,672	-£94,590,708	-£106,800,925	-£104,251,045
60% LAR : 40% CIR	15%	-£65,360,404	-£103,874,767	-£108,246,614	-£108,659,225	-£109,690,751	-£115,879,908	-£119,318,326
60% LAR : 40% CIR	20%	-£82,302,013	-£119,041,777	-£123,400,112	-£123,811,442	-£124,839,768	-£131,009,724	-£134,437,478
60% LAR : 40% CIR	25%	-£99,289,059	-£134,255,540	-£138,601,668	-£139,011,841	-£140,037,274	-£146,189,869	-£149,607,978
60% LAR : 40% CIR	30%	-£116,321,085	-£149,515,586	-£153,850,800	-£154,259,937	-£155,282,780	-£161,419,838	-£164,829,314
60% LAR : 40% CIR	35%	-£133,397,633	-£164,821,448	-£169,147,025	-£169,555,246	-£170,575,799	-£176,699,123	-£180,100,969
60% LAR : 40% CIR	40%	-£150,519,250	-£180,172,653	-£184,489,859	-£184,897,284	-£185,915,846	-£192,051,103	-£195,480,037
60% LAR : 40% CIR	45%	-£167,682,477	-£195,568,733	-£199,904,421	-£200,315,207	-£201,342,173	-£207,503,972	-£210,927,194
60% LAR : 40% CIR	50%	-£184,889,858	-£211,069,105	-£215,416,073	-£215,826,291	-£216,851,838	-£223,005,118	-£226,423,607

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£101,431,541	£57,568,047	£53,187,644	£52,774,215	£51,740,641	£45,533,644	£42,056,984
60% LAR : 40% CIR	5%	£84,661,228	£42,584,645	£38,221,589	£37,809,800	£36,780,328	£30,557,845	£27,094,981
60% LAR : 40% CIR	10%	£67,844,495	£27,553,516	£23,189,467	£22,775,453	£21,740,417	£15,530,200	£12,080,080
60% LAR : 40% CIR	15%	£50,970,721	£12,456,358	£8,084,511	£7,671,900	£6,640,374	£451,217	-£2,987,203
60% LAR : 40% CIR	20%	£34,029,112	-£2,710,652	-£7,068,987	-£7,480,317	-£8,508,643	-£14,678,599	-£18,106,353
60% LAR : 40% CIR	25%	£17,042,066	-£17,924,415	-£22,270,543	-£22,680,716	-£23,706,149	-£29,856,744	-£33,276,853
60% LAR : 40% CIR	30%	£10,040	-£33,194,461	-£37,519,675	-£37,928,812	-£38,951,655	-£45,088,715	-£48,498,189
60% LAR : 40% CIR	35%	-£17,066,508	-£48,490,323	-£52,815,900	-£53,224,121	-£54,244,674	-£60,367,998	-£63,769,844
60% LAR : 40% CIR	40%	-£34,187,125	-£63,841,528	-£68,158,734	-£68,566,159	-£69,584,721	-£75,719,978	-£79,148,912
60% LAR : 40% CIR	45%	-£51,351,352	-£79,237,608	-£83,573,296	-£83,984,082	-£85,011,048	-£91,172,847	-£94,596,069
60% LAR : 40% CIR	50%	-£68,558,733	-£94,737,980	-£99,084,948	-£99,495,166	-£100,520,713	-£106,673,993	-£110,092,482

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£149,633,791	£105,770,297	£101,389,894	£100,976,465	£99,942,891	£93,735,894	£90,259,234
60% LAR : 40% CIR	5%	£132,863,478	£90,786,895	£86,423,839	£86,012,050	£84,982,578	£78,760,095	£75,297,231
60% LAR : 40% CIR	10%	£116,046,745	£75,755,766	£71,391,717	£70,977,703	£69,942,667	£63,732,450	£60,282,330
60% LAR : 40% CIR	15%	£99,172,971	£60,658,608	£56,286,761	£55,874,150	£54,842,624	£48,653,467	£45,215,047
60% LAR : 40% CIR	20%	£82,231,362	£45,491,598	£41,133,263	£40,721,933	£39,693,607	£33,523,651	£30,095,897
60% LAR : 40% CIR	25%	£65,244,316	£30,277,835	£25,931,707	£25,521,534	£24,496,101	£18,343,506	£14,925,397
60% LAR : 40% CIR	30%	£48,212,290	£15,017,789	£10,682,575	£10,273,438	£9,250,595	£3,113,537	-£265,959
60% LAR : 40% CIR	35%	£31,135,742	-£298,073	-£4,613,650	-£5,021,871	-£6,042,424	-£12,165,748	-£15,567,594
60% LAR : 40% CIR	40%	£14,015,125	-£15,639,278	-£19,956,484	-£20,363,909	-£21,382,471	-£27,517,728	-£30,946,662
60% LAR : 40% CIR	45%	-£3,148,102	-£31,035,358	-£35,371,046	-£35,781,832	-£36,808,798	-£42,970,597	-£46,393,819
60% LAR : 40% CIR	50%	-£20,356,483	-£46,535,730	-£50,882,698	-£51,292,916	-£52,318,463	-£58,471,743	-£61,890,232

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£206,613,416	£162,749,922	£158,369,519	£157,956,090	£156,922,516	£150,715,519	£147,238,859
60% LAR : 40% CIR	5%	£189,843,103	£147,766,520	£143,403,464	£142,991,675	£141,962,203	£135,739,720	£132,276,856
60% LAR : 40% CIR	10%	£173,026,370	£132,735,391	£128,371,342	£127,957,328	£126,922,292	£120,712,075	£117,261,955
60% LAR : 40% CIR	15%	£156,152,596	£117,638,233	£113,266,386	£112,853,775	£111,822,249	£105,633,092	£102,194,672
60% LAR : 40% CIR	20%	£139,210,987	£102,471,223	£98,112,888	£97,701,558	£96,673,232	£90,503,276	£87,075,522
60% LAR : 40% CIR	25%	£122,223,941	£87,257,460	£82,911,332	£82,501,159	£81,475,726	£75,323,131	£71,905,022
60% LAR : 40% CIR	30%	£105,191,915	£71,997,414	£67,662,200	£67,253,063	£66,230,220	£60,093,162	£56,683,686
60% LAR : 40% CIR	35%	£88,115,367	£56,691,552	£52,365,975	£51,957,754	£50,937,201	£44,813,877	£41,412,031
60% LAR : 40% CIR	40%	£70,994,750	£41,340,347	£37,023,141	£36,615,716	£35,597,154	£29,461,897	£26,032,963
60% LAR : 40% CIR	45%	£53,830,523	£25,944,267	£21,608,579	£21,197,793	£20,170,827	£14,009,028	£10,585,806
60% LAR : 40% CIR	50%	£36,623,142	£10,443,895	£6,096,927	£5,686,709	£4,661,162	-£1,492,118	-£4,910,607

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone C - £2,000 psf

No Units	575	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£288,200,829	£244,054,676	£239,674,274	£239,260,844	£238,227,270	£232,025,825	£228,580,578
60% LAR : 40% CIR	5%	£270,312,539	£227,967,430	£223,604,374	£223,192,584	£222,163,112	£215,986,277	£212,554,701
60% LAR : 40% CIR	10%	£252,377,830	£211,832,456	£207,485,415	£207,075,141	£206,049,457	£199,895,352	£196,460,874
60% LAR : 40% CIR	15%	£234,397,152	£195,650,221	£191,317,875	£190,908,993	£189,886,787	£183,722,508	£180,284,088
60% LAR : 40% CIR	20%	£216,370,959	£179,421,190	£175,092,802	£174,681,471	£173,653,145	£167,483,189	£164,055,436
60% LAR : 40% CIR	25%	£198,278,537	£163,127,871	£158,781,743	£158,371,570	£157,346,138	£151,193,542	£147,775,432
60% LAR : 40% CIR	30%	£180,124,730	£146,758,322	£142,423,109	£142,013,972	£140,991,129	£134,854,072	£131,444,595
60% LAR : 40% CIR	35%	£161,926,400	£130,342,959	£126,017,382	£125,609,160	£124,588,607	£118,465,283	£115,063,438
60% LAR : 40% CIR	40%	£143,684,002	£113,882,252	£109,565,045	£109,157,820	£108,139,058	£102,027,684	£98,632,477
60% LAR : 40% CIR	45%	£125,397,994	£97,376,669	£93,066,580	£92,659,833	£91,642,968	£85,525,056	£82,101,835
60% LAR : 40% CIR	50%	£107,068,831	£80,826,680	£76,495,851	£76,085,633	£75,060,086	£68,906,806	£65,488,316

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,459,954	-£36,886,128	-£41,266,601	-£41,480,129	-£42,513,605	-£48,719,050	-£52,180,227
60% LAR : 40% CIR	5%	-£10,428,336	-£52,773,445	-£57,136,501	-£57,548,291	-£58,577,763	-£64,754,598	-£68,186,174
60% LAR : 40% CIR	10%	-£29,363,045	-£68,908,419	-£73,255,460	-£73,665,734	-£74,691,418	-£80,845,523	-£84,280,001
60% LAR : 40% CIR	15%	-£46,343,723	-£85,090,654	-£89,423,000	-£89,831,882	-£90,854,088	-£97,018,367	-£100,456,787
60% LAR : 40% CIR	20%	-£64,369,916	-£101,319,685	-£105,648,073	-£106,059,404	-£107,087,730	-£113,257,686	-£116,685,439
60% LAR : 40% CIR	25%	-£82,462,338	-£117,613,004	-£121,959,132	-£122,369,305	-£123,394,737	-£129,547,333	-£132,965,443
60% LAR : 40% CIR	30%	-£100,616,145	-£133,982,553	-£138,317,766	-£138,726,903	-£139,749,746	-£145,886,803	-£149,296,280
60% LAR : 40% CIR	35%	-£118,814,475	-£150,397,916	-£154,723,493	-£155,131,715	-£156,152,268	-£162,275,592	-£165,677,437
60% LAR : 40% CIR	40%	-£137,056,673	-£166,858,623	-£171,175,830	-£171,583,255	-£172,601,817	-£178,713,191	-£182,108,398
60% LAR : 40% CIR	45%	-£155,342,881	-£183,364,206	-£187,674,295	-£188,081,042	-£189,097,907	-£195,215,819	-£198,639,040
60% LAR : 40% CIR	50%	-£173,672,044	-£199,914,195	-£204,245,024	-£204,655,242	-£205,680,789	-£211,834,069	-£215,252,559

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£123,791,079	£79,644,926	£75,264,524	£74,851,094	£73,817,520	£67,616,075	£64,170,828
60% LAR : 40% CIR	5%	£105,902,789	£63,557,680	£59,194,624	£58,782,834	£57,753,362	£51,576,527	£48,144,951
60% LAR : 40% CIR	10%	£87,968,080	£47,422,706	£43,075,665	£42,665,391	£41,639,707	£35,485,602	£32,051,124
60% LAR : 40% CIR	15%	£69,987,402	£31,240,471	£26,908,125	£26,499,243	£25,477,037	£19,312,758	£15,874,338
60% LAR : 40% CIR	20%	£51,961,209	£15,011,440	£10,683,052	£10,271,721	£9,243,395	£3,073,439	-£354,314
60% LAR : 40% CIR	25%	£33,868,787	-£1,281,879	-£5,628,007	-£6,036,180	-£7,060,612	-£13,216,208	-£16,634,318
60% LAR : 40% CIR	30%	£15,714,980	-£17,651,428	-£21,986,641	-£22,395,778	-£23,418,621	-£29,555,678	-£32,965,155
60% LAR : 40% CIR	35%	-£2,483,350	-£34,066,791	-£38,392,368	-£38,800,590	-£39,821,143	-£45,944,467	-£49,346,312
60% LAR : 40% CIR	40%	-£20,725,748	-£50,527,498	-£54,844,705	-£55,252,130	-£56,270,692	-£62,382,066	-£65,777,273
60% LAR : 40% CIR	45%	-£39,011,756	-£67,033,081	-£71,343,170	-£71,749,917	-£72,766,782	-£78,884,694	-£82,307,915
60% LAR : 40% CIR	50%	-£57,340,919	-£83,583,070	-£87,913,899	-£88,324,117	-£89,349,664	-£95,502,944	-£98,921,434

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£171,993,329	£127,847,176	£123,466,774	£123,053,344	£122,019,770	£115,818,325	£112,373,078
60% LAR : 40% CIR	5%	£154,105,039	£111,759,930	£107,396,874	£106,985,084	£105,955,612	£99,778,777	£96,347,201
60% LAR : 40% CIR	10%	£136,170,330	£95,824,956	£91,277,915	£90,867,641	£89,841,957	£83,687,852	£80,253,374
60% LAR : 40% CIR	15%	£118,189,652	£79,442,721	£75,110,375	£74,701,493	£73,679,287	£67,515,008	£64,076,588
60% LAR : 40% CIR	20%	£100,163,459	£63,213,690	£58,885,302	£58,473,971	£57,445,645	£51,275,689	£47,847,936
60% LAR : 40% CIR	25%	£82,071,037	£46,920,371	£42,574,243	£42,164,070	£41,138,638	£34,986,042	£31,567,932
60% LAR : 40% CIR	30%	£63,917,230	£30,550,822	£26,215,609	£25,806,472	£24,783,629	£18,646,572	£15,237,095
60% LAR : 40% CIR	35%	£45,718,900	£14,135,459	£9,809,882	£9,401,660	£8,381,107	£2,257,783	-£1,144,082
60% LAR : 40% CIR	40%	£27,476,502	-£2,325,248	-£6,642,455	-£7,049,880	-£8,068,442	-£14,179,816	-£17,575,023
60% LAR : 40% CIR	45%	£9,190,494	-£18,830,831	-£23,140,920	-£23,547,667	-£24,564,532	-£30,682,444	-£34,105,665
60% LAR : 40% CIR	50%	-£9,138,669	-£35,380,820	-£39,711,649	-£40,121,867	-£41,147,414	-£47,300,694	-£50,719,184

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£228,972,954	£184,826,801	£180,446,399	£180,032,969	£178,999,395	£172,797,950	£169,352,703
60% LAR : 40% CIR	5%	£211,084,664	£168,739,555	£164,376,499	£163,964,709	£162,935,237	£156,758,402	£153,326,826
60% LAR : 40% CIR	10%	£193,149,955	£152,804,581	£148,257,540	£147,847,266	£146,821,582	£140,667,477	£137,232,999
60% LAR : 40% CIR	15%	£175,169,277	£136,422,346	£132,090,000	£131,681,118	£130,658,912	£124,494,633	£121,056,213
60% LAR : 40% CIR	20%	£157,143,084	£120,193,315	£115,864,927	£115,453,596	£114,425,270	£108,255,314	£104,827,561
60% LAR : 40% CIR	25%	£139,050,662	£103,899,996	£99,553,868	£99,143,695	£98,118,263	£91,965,667	£88,547,557
60% LAR : 40% CIR	30%	£120,896,855	£87,530,447	£83,195,234	£82,786,097	£81,763,254	£75,626,197	£72,216,720
60% LAR : 40% CIR	35%	£102,698,525	£71,115,084	£66,789,507	£66,381,285	£65,360,732	£59,237,408	£55,835,563
60% LAR : 40% CIR	40%	£84,456,127	£54,654,377	£50,337,170	£49,929,745	£48,911,183	£42,799,809	£39,404,602
60% LAR : 40% CIR	45%	£66,170,119	£38,148,794	£33,838,705	£33,431,958	£32,415,093	£26,297,181	£22,873,960
60% LAR : 40% CIR	50%	£47,840,956	£21,598,805	£17,267,976	£16,857,758	£15,832,211	£9,678,931	£6,260,441

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone C - RP Periphery £2,250 psf
No Units	575	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£344,099,673	£299,246,873	£294,866,470	£294,453,041	£293,419,467	£287,218,023	£283,772,776
60% LAR : 40% CIR	5%	£323,416,441	£280,400,017	£276,036,961	£275,625,172	£274,595,700	£268,418,864	£264,987,288
60% LAR : 40% CIR	10%	£302,686,789	£261,505,433	£257,158,393	£256,748,119	£255,722,434	£249,568,329	£246,149,382
60% LAR : 40% CIR	15%	£281,911,170	£242,563,588	£238,231,243	£237,822,361	£236,800,154	£230,666,919	£227,259,566
60% LAR : 40% CIR	20%	£261,090,034	£223,574,948	£219,255,992	£218,848,378	£217,829,343	£211,715,134	£208,318,352
60% LAR : 40% CIR	25%	£240,223,837	£204,539,976	£200,233,116	£199,826,648	£198,810,481	£192,713,476	£189,326,251
60% LAR : 40% CIR	30%	£219,313,030	£185,459,138	£181,163,094	£180,757,653	£179,744,052	£173,662,445	£170,277,179
60% LAR : 40% CIR	35%	£198,358,065	£166,332,899	£162,046,406	£161,641,872	£160,630,539	£154,524,113	£151,122,266
60% LAR : 40% CIR	40%	£177,337,445	£147,161,726	£142,850,117	£142,442,693	£141,424,130	£135,312,756	£131,917,549
60% LAR : 40% CIR	45%	£156,246,983	£127,887,985	£123,577,896	£123,171,150	£122,154,285	£116,053,095	£112,663,544
60% LAR : 40% CIR	50%	£135,113,366	£108,564,241	£104,260,030	£103,853,846	£102,838,387	£96,745,631	£93,360,767

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£63,358,798	£18,505,998	£14,125,595	£13,712,166	£12,678,592	£6,477,148	£3,031,901
60% LAR : 40% CIR	5%	£42,675,566	-£340,858	-£4,703,914	-£5,115,703	-£6,145,175	-£12,322,011	-£15,753,587
60% LAR : 40% CIR	10%	£21,945,914	-£19,235,442	-£23,582,482	-£23,992,756	-£25,018,441	-£31,172,546	-£34,591,493
60% LAR : 40% CIR	15%	£1,170,295	-£38,177,287	-£42,509,632	-£42,918,514	-£43,940,721	-£50,073,956	-£53,481,309
60% LAR : 40% CIR	20%	-£19,650,841	-£57,165,927	-£61,484,883	-£61,892,497	-£62,911,532	-£69,025,741	-£72,422,523
60% LAR : 40% CIR	25%	-£40,517,038	-£76,200,899	-£80,507,759	-£80,914,227	-£81,930,394	-£88,027,399	-£91,414,624
60% LAR : 40% CIR	30%	-£61,427,845	-£95,281,737	-£99,577,781	-£99,983,222	-£100,996,823	-£107,078,430	-£110,463,696
60% LAR : 40% CIR	35%	-£82,382,810	-£114,407,976	-£118,694,469	-£119,099,003	-£120,110,336	-£126,216,762	-£129,618,609
60% LAR : 40% CIR	40%	-£103,403,430	-£133,579,149	-£137,889,758	-£138,298,182	-£139,316,745	-£145,428,119	-£148,823,326
60% LAR : 40% CIR	45%	-£124,493,892	-£152,852,890	-£157,162,979	-£157,569,725	-£158,586,590	-£164,687,780	-£168,077,331
60% LAR : 40% CIR	50%	-£145,627,509	-£172,176,634	-£176,480,845	-£176,887,029	-£177,902,488	-£183,995,244	-£187,380,108

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£179,689,923	£134,837,123	£130,456,720	£130,043,291	£129,009,717	£122,808,273	£119,363,026
60% LAR : 40% CIR	5%	£159,006,691	£115,990,267	£111,627,211	£111,215,422	£110,185,950	£104,009,114	£100,577,538
60% LAR : 40% CIR	10%	£138,277,039	£97,095,683	£92,748,643	£92,338,369	£91,312,684	£85,158,579	£81,739,632
60% LAR : 40% CIR	15%	£117,501,420	£78,153,838	£73,821,493	£73,412,611	£72,390,404	£66,257,169	£62,849,816
60% LAR : 40% CIR	20%	£96,680,284	£59,165,198	£54,846,242	£54,438,628	£53,419,593	£47,305,384	£43,908,602
60% LAR : 40% CIR	25%	£75,814,087	£40,130,226	£35,823,366	£35,416,898	£34,400,731	£28,303,726	£24,916,501
60% LAR : 40% CIR	30%	£54,903,280	£21,049,388	£16,753,344	£16,347,903	£15,334,302	£9,252,695	£5,867,429
60% LAR : 40% CIR	35%	£33,948,315	£1,923,149	-£2,363,344	-£2,767,878	-£3,779,211	-£9,885,837	-£13,287,484
60% LAR : 40% CIR	40%	£12,927,695	-£17,248,024	-£21,559,633	-£21,967,057	-£22,985,620	-£29,096,994	-£32,492,201
60% LAR : 40% CIR	45%	-£8,162,767	-£36,521,765	-£40,831,854	-£41,238,600	-£42,255,465	-£48,356,655	-£51,746,206
60% LAR : 40% CIR	50%	-£29,296,384	-£55,845,509	-£60,149,720	-£60,555,904	-£61,571,363	-£67,664,119	-£71,048,983

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£227,892,173	£183,039,373	£178,658,970	£178,245,541	£177,211,967	£171,010,523	£167,565,276
60% LAR : 40% CIR	5%	£207,208,941	£164,192,517	£159,829,461	£159,417,672	£158,388,200	£152,211,364	£148,779,788
60% LAR : 40% CIR	10%	£186,479,289	£145,297,933	£140,950,893	£140,540,619	£139,514,934	£133,360,829	£129,941,882
60% LAR : 40% CIR	15%	£165,703,670	£126,356,088	£122,023,743	£121,614,861	£120,592,654	£114,459,419	£111,052,066
60% LAR : 40% CIR	20%	£144,882,534	£107,367,448	£103,048,492	£102,640,878	£101,621,843	£95,507,634	£92,110,852
60% LAR : 40% CIR	25%	£124,016,337	£88,332,476	£84,025,616	£83,619,148	£82,602,981	£76,505,976	£73,118,751
60% LAR : 40% CIR	30%	£103,105,530	£89,251,638	£84,955,594	£84,550,153	£83,536,552	£57,454,945	£54,069,679
60% LAR : 40% CIR	35%	£82,150,565	£50,125,399	£45,838,906	£45,434,372	£44,423,039	£38,316,613	£34,914,766
60% LAR : 40% CIR	40%	£61,129,945	£30,954,226	£26,642,617	£26,235,193	£25,216,630	£19,105,256	£15,710,049
60% LAR : 40% CIR	45%	£40,039,483	£11,680,485	£7,370,396	£6,963,650	£5,946,785	£154,405	-£3,243,956
60% LAR : 40% CIR	50%	£18,905,866	-£7,643,259	-£11,947,470	-£12,353,654	-£13,369,113	-£19,461,869	-£22,846,733

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£264,871,798	£240,018,998	£235,638,595	£235,225,166	£234,191,592	£227,990,148	£224,544,901
60% LAR : 40% CIR	5%	£264,188,566	£221,172,142	£216,809,086	£216,397,297	£215,367,825	£209,190,989	£205,759,413
60% LAR : 40% CIR	10%	£243,458,914	£202,277,558	£197,930,518	£197,520,244	£196,494,559	£190,340,454	£186,921,507
60% LAR : 40% CIR	15%	£222,683,295	£183,335,713	£179,003,368	£178,594,486	£177,572,279	£171,439,044	£168,031,691
60% LAR : 40% CIR	20%	£201,862,159	£164,347,073	£160,028,117	£159,620,503	£158,601,468	£152,487,259	£149,090,477
60% LAR : 40% CIR	25%	£180,995,962	£145,312,101	£141,005,241	£140,598,773	£139,582,606	£133,485,601	£130,098,376
60% LAR : 40% CIR	30%	£160,085,155	£126,231,263	£121,935,219	£121,529,778	£120,516,177	£114,434,570	£111,049,304
60% LAR : 40% CIR	35%	£139,130,190	£107,105,024	£102,818,531	£102,413,997	£101,402,664	£95,296,238	£91,894,391
60% LAR : 40% CIR	40%	£118,109,570	£87,933,851	£83,622,242	£83,214,818	£82,196,255	£76,084,881	£72,689,674
60% LAR : 40% CIR	45%	£97,019,108	£68,660,110	£64,350,021	£63,943,275	£62,926,410	£56,825,220	£53,435,669
60% LAR : 40% CIR	50%	£75,885,491	£49,336,366	£45,032,155	£44,625,971	£43,610,512	£37,517,756	£34,132,892

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone C - RP Periphery £2,450 psf
No Units	575	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£388,818,748	£343,400,630	£339,020,229	£338,606,799	£337,573,225	£331,371,780	£327,926,533
60% LAR : 40% CIR	5%	£365,899,563	£322,346,087	£317,983,030	£317,571,242	£316,541,769	£310,364,933	£306,933,359
60% LAR : 40% CIR	10%	£342,933,957	£301,243,815	£296,896,775	£296,486,501	£295,460,816	£289,306,711	£285,887,763
60% LAR : 40% CIR	15%	£319,922,383	£280,094,282	£275,761,937	£275,353,055	£274,330,849	£268,197,613	£264,790,260
60% LAR : 40% CIR	20%	£296,865,295	£258,897,954	£254,578,998	£254,171,384	£253,152,349	£247,038,140	£243,641,358
60% LAR : 40% CIR	25%	£273,763,144	£237,655,293	£233,348,434	£232,941,967	£231,925,799	£225,828,794	£222,441,570
60% LAR : 40% CIR	30%	£250,616,383	£216,366,767	£212,070,725	£211,665,284	£210,651,683	£204,570,075	£201,191,405
60% LAR : 40% CIR	35%	£227,425,465	£195,032,842	£190,746,347	£190,341,815	£189,330,482	£183,262,485	£179,891,376
60% LAR : 40% CIR	40%	£204,190,842	£173,653,981	£169,375,782	£168,972,038	£167,962,679	£161,906,524	£158,541,993
60% LAR : 40% CIR	45%	£180,912,967	£152,230,651	£147,959,505	£147,556,434	£146,548,756	£140,462,148	£137,072,597
60% LAR : 40% CIR	50%	£157,548,994	£130,754,289	£126,450,078	£126,043,894	£125,028,435	£118,935,679	£115,550,815

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£108,077,873	£82,859,755	£58,279,354	£57,865,924	£56,832,350	£50,630,905	£47,185,658
60% LAR : 40% CIR	5%	£85,158,688	£41,605,212	£37,242,155	£36,830,367	£35,800,894	£29,824,058	£26,192,484
60% LAR : 40% CIR	10%	£62,193,082	£20,502,940	£16,155,900	£15,745,626	£14,719,941	£8,565,836	£5,146,888
60% LAR : 40% CIR	15%	£39,181,508	-£546,593	-£4,976,906	-£5,387,620	-£6,410,026	-£12,543,262	-£16,050,815
60% LAR : 40% CIR	20%	£16,124,420	-£21,842,921	-£26,161,877	-£26,569,491	-£27,588,526	-£33,702,735	-£37,099,517
60% LAR : 40% CIR	25%	-£6,977,731	-£43,085,582	-£47,392,441	-£47,799,908	-£48,815,076	-£54,912,081	-£58,299,305
60% LAR : 40% CIR	30%	-£30,124,492	-£64,374,108	-£68,670,150	-£69,075,591	-£70,089,192	-£76,170,800	-£79,549,470
60% LAR : 40% CIR	35%	-£53,315,410	-£85,708,033	-£89,994,528	-£90,399,060	-£91,410,393	-£97,478,390	-£100,849,499
60% LAR : 40% CIR	40%	-£76,550,033	-£107,086,894	-£111,365,093	-£111,768,837	-£112,778,196	-£118,834,351	-£122,198,882
60% LAR : 40% CIR	45%	-£99,827,908	-£128,510,224	-£132,781,370	-£133,184,441	-£134,192,119	-£140,278,727	-£143,668,276
60% LAR : 40% CIR	50%	-£123,191,881	-£149,986,586	-£154,290,797	-£154,696,981	-£155,712,440	-£161,805,196	-£165,190,060

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£224,408,998	£178,990,880	£174,610,479	£174,197,049	£173,163,475	£166,962,030	£163,516,783
60% LAR : 40% CIR	5%	£201,489,813	£157,936,337	£153,573,280	£153,161,492	£152,132,019	£145,955,183	£142,523,609
60% LAR : 40% CIR	10%	£178,524,207	£136,834,065	£132,487,025	£132,076,751	£131,051,066	£124,896,961	£121,478,013
60% LAR : 40% CIR	15%	£155,512,633	£115,684,532	£111,352,187	£110,943,305	£109,921,099	£103,787,863	£100,380,510
60% LAR : 40% CIR	20%	£132,455,545	£94,488,204	£90,169,248	£89,761,634	£88,742,599	£82,628,390	£79,231,608
60% LAR : 40% CIR	25%	£109,353,394	£73,245,543	£68,938,684	£68,532,217	£67,516,049	£61,419,044	£58,031,820
60% LAR : 40% CIR	30%	£86,206,633	£51,957,017	£47,660,975	£47,255,534	£46,241,933	£40,160,325	£36,781,655
60% LAR : 40% CIR	35%	£63,015,715	£30,623,092	£26,336,597	£25,932,065	£24,920,732	£18,852,735	£15,481,626
60% LAR : 40% CIR	40%	£39,781,092	£9,244,231	£4,966,032	£4,562,288	£3,552,929	-£2,503,226	-£5,867,757
60% LAR : 40% CIR	45%	£16,503,217	-£12,179,099	-£16,460,245	-£16,863,316	-£17,860,994	-£23,947,602	-£27,337,153
60% LAR : 40% CIR	50%	-£6,860,758	-£33,655,461	-£37,959,672	-£38,365,856	-£39,381,315	-£45,474,071	-£48,858,935

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£272,611,248	£227,193,130	£222,812,729	£222,399,299	£221,365,725	£215,164,280	£211,719,033
60% LAR : 40% CIR	5%	£249,692,063	£206,138,587	£201,775,530	£201,363,742	£200,334,269	£194,157,433	£190,725,859
60% LAR : 40% CIR	10%	£226,726,457	£185,036,315	£180,689,275	£180,279,001	£179,253,316	£173,099,211	£169,680,263
60% LAR : 40% CIR	15%	£203,714,883	£163,886,782	£159,554,437	£159,145,555	£158,123,349	£151,990,113	£148,582,760
60% LAR : 40% CIR	20%	£180,657,795	£142,690,454	£138,371,498	£137,963,884	£136,944,849	£130,830,640	£127,433,858
60% LAR : 40% CIR	25%	£157,555,644	£121,447,793	£117,140,934	£116,734,467	£115,718,299	£109,621,294	£106,234,070
60% LAR : 40% CIR	30%	£134,408,883	£100,159,267	£95,863,225	£95,457,784	£94,444,183	£88,362,575	£84,983,905
60% LAR : 40% CIR	35%	£111,217,965	£78,825,342	£74,538,847	£74,134,315	£73,122,982	£67,054,985	£63,683,876
60% LAR : 40% CIR	40%	£87,983,342	£57,446,481	£53,168,282	£52,764,538	£51,755,179	£45,699,024	£42,334,493
60% LAR : 40% CIR	45%	£64,705,467	£36,023,151	£31,752,005	£31,348,934	£30,341,256	£24,254,648	£20,865,097
60% LAR : 40% CIR	50%	£41,341,494	£14,546,789	£10,242,578	£9,836,394	£8,820,935	£2,728,179	-£656,685

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£329,590,873	£284,172,755	£279,792,354	£279,378,924	£278,345,350	£272,143,905	£268,698,658
60% LAR : 40% CIR	5%	£306,671,688	£263,118,212	£258,755,155	£258,343,367	£257,313,894	£251,137,058	£247,705,484
60% LAR : 40% CIR	10%	£283,706,082	£242,015,940	£237,668,900	£237,258,626	£236,232,941	£230,078,836	£226,659,888
60% LAR : 40% CIR	15%	£260,694,508	£220,866,407	£216,534,062	£216,125,180	£215,102,974	£208,969,738	£205,562,385
60% LAR : 40% CIR	20%	£237,637,420	£199,670,079	£195,351,123	£194,943,509	£193,924,474	£187,810,265	£184,413,483
60% LAR : 40% CIR	25%	£214,535,269	£178,427,418	£174,120,559	£173,714,092	£172,697,924	£166,600,919	£163,213,695
60% LAR : 40% CIR	30%	£191,388,508	£157,138,892	£152,842,850	£152,437,409	£151,423,808	£145,342,200	£141,963,530
60% LAR : 40% CIR	35%	£168,197,590	£135,804,967	£131,518,472	£131,113,940	£130,102,607	£124,034,610	£120,663,501
60% LAR : 40% CIR	40%	£144,962,967	£114,426,106	£110,147,907	£109,744,163	£108,734,804	£102,678,649	£99,314,118
60% LAR : 40% CIR	45%	£121,685,092	£93,002,776	£88,731,630	£88,328,559	£87,320,881	£81,234,273	£77,844,722
60% LAR : 40% CIR	50%	£98,321,119	£71,526,414	£67,222,203	£66,816,019	£65,800,560	£59,707,804	£56,322,940

APPENDIX 3 – APPRAISAL RESULTS OF LOCAL PLAN TYPOLOGIES INCLUDING SUPPORTED LIVING UNITS

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units		Value Area	Zone A - Zone 1 and Eastern Central Zone
No Units	127	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£47,484,757	£39,174,951	£37,213,076	£37,094,853	£36,799,295	£35,025,950	£34,040,758
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£44,056,017	£36,004,562	£34,050,151	£33,932,361	£33,637,887	£31,871,037	£30,889,455
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£40,600,943	£32,820,955	£30,873,424	£30,756,033	£30,462,556	£28,701,694	£27,723,438
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£37,131,041	£29,624,256	£27,683,022	£27,565,997	£27,273,434	£25,518,056	£24,542,845
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£33,648,694	£26,414,589	£24,479,077	£24,362,384	£24,070,651	£22,320,256	£21,347,815
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£30,154,022	£23,192,079	£21,261,720	£21,145,326	£20,854,342	£19,108,435	£18,138,487
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£26,647,145	£19,956,852	£18,031,080	£17,914,952	£17,624,634	£15,876,340	£14,893,847
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£23,128,182	£16,709,031	£14,783,366	£14,665,705	£14,371,552	£12,606,633	£11,626,122
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£19,597,253	£13,443,577	£11,496,039	£11,378,583	£11,084,943	£9,323,104	£8,344,303
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£16,054,478	£10,140,190	£8,195,624	£8,078,341	£7,785,134	£6,025,891	£5,048,533

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£53,919,974	-£62,229,779	-£64,191,655	-£64,309,878	-£64,605,436	-£66,376,781	-£67,363,973
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£57,348,714	-£65,400,169	-£67,354,579	-£67,472,369	-£67,766,844	-£69,533,693	-£70,515,276
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£60,803,788	-£68,583,776	-£70,531,307	-£70,648,698	-£70,942,175	-£72,703,036	-£73,681,293
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£64,273,690	-£71,780,475	-£73,721,709	-£73,838,734	-£74,131,297	-£75,886,675	-£76,861,886
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£67,756,036	-£74,990,142	-£76,925,653	-£77,042,347	-£77,334,079	-£79,084,475	-£80,056,916
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£71,250,709	-£78,212,651	-£80,143,011	-£80,259,405	-£80,550,389	-£82,296,296	-£83,266,244
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£74,757,586	-£81,447,879	-£83,373,651	-£83,489,779	-£83,780,097	-£85,528,391	-£86,510,883
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£78,276,549	-£84,695,700	-£86,621,365	-£86,739,026	-£87,033,179	-£88,798,098	-£89,778,609
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£81,807,477	-£87,961,154	-£89,908,692	-£90,026,148	-£90,319,788	-£92,081,627	-£93,060,427
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£85,350,253	-£91,264,541	-£93,209,107	-£93,326,390	-£93,619,597	-£95,378,840	-£96,356,198

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£71,900,705	-£20,210,510	-£22,172,386	-£22,290,609	-£22,586,167	-£24,359,512	-£25,344,704
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£15,329,445	-£23,380,900	-£25,335,310	-£25,453,100	-£25,747,574	-£27,514,424	-£28,496,006
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£18,784,519	-£26,564,507	-£28,512,038	-£28,629,428	-£28,922,906	-£30,683,767	-£31,662,023
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£22,254,420	-£29,761,205	-£31,702,439	-£31,819,465	-£32,112,028	-£33,867,406	-£34,842,617
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£25,736,767	-£32,970,873	-£34,906,384	-£35,023,077	-£35,314,810	-£37,065,205	-£38,037,647
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£29,231,439	-£36,193,382	-£38,123,742	-£38,240,136	-£38,531,120	-£40,277,027	-£41,246,975
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£32,738,317	-£39,428,609	-£41,354,382	-£41,470,510	-£41,760,828	-£43,509,122	-£44,491,614
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£36,257,280	-£42,676,430	-£44,602,096	-£44,719,757	-£45,013,910	-£46,778,829	-£47,759,340
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£39,788,208	-£45,941,884	-£47,889,423	-£48,006,878	-£48,300,519	-£50,062,358	-£51,041,158
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£43,330,984	-£49,245,271	-£51,189,838	-£51,307,121	-£51,600,328	-£53,359,571	-£54,336,929

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£5,510,141	-£5,779,047	-£7,740,922	-£7,859,145	-£8,154,703	-£9,928,048	-£10,913,240
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£2,081,401	-£5,970,053	-£7,924,464	-£8,042,254	-£8,336,728	-£10,103,578	-£11,085,160
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£1,373,672	-£9,153,660	-£11,101,191	-£11,218,582	-£11,512,060	-£13,272,921	-£14,251,177
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£4,843,574	-£12,350,359	-£14,291,593	-£14,408,619	-£14,701,182	-£16,456,560	-£17,431,771
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£8,325,921	-£15,560,027	-£17,495,538	-£17,612,231	-£17,903,964	-£19,654,359	-£20,626,800
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£11,820,593	-£18,782,536	-£20,712,896	-£20,829,290	-£21,120,274	-£22,866,181	-£23,836,128
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£15,327,470	-£22,017,763	-£23,943,535	-£24,059,663	-£24,349,981	-£26,098,276	-£27,080,768
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£18,846,434	-£25,265,584	-£27,191,249	-£27,308,910	-£27,603,063	-£29,367,982	-£30,348,493
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£22,377,362	-£28,531,038	-£30,478,576	-£30,596,032	-£30,889,673	-£32,651,512	-£33,630,312
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£25,920,137	-£31,834,425	-£33,778,992	-£33,896,275	-£34,189,482	-£35,948,725	-£36,926,082

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£26,091,411	£17,781,605	£15,819,730	£15,701,507	£15,405,949	£13,632,603	£12,647,411
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£22,662,670	£14,611,216	£12,656,805	£12,539,015	£12,244,541	£10,477,691	£9,496,109
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£19,207,597	£11,427,609	£9,480,078	£9,362,687	£9,069,210	£7,308,348	£6,330,092
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£15,737,695	£8,230,910	£6,289,676	£6,172,651	£5,880,088	£4,124,709	£3,149,498
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£12,255,348	£5,021,243	£3,085,731	£2,969,038	£2,677,305	£926,910	-£48,531
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£8,760,676	£1,798,733	-£131,626	-£248,020	-£539,004	-£2,284,911	-£3,254,859
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£5,253,799	-£1,436,494	-£3,362,266	-£3,478,394	-£3,768,712	-£5,517,006	-£6,499,499
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£1,734,835	-£4,684,315	-£6,609,980	-£6,727,641	-£7,021,794	-£8,786,713	-£9,767,224
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£1,796,093	-£7,949,769	-£9,897,307	-£10,014,763	-£10,308,403	-£12,070,242	-£13,049,043
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£5,338,868	-£11,253,156	-£13,197,722	-£13,315,005	-£13,608,212	-£15,367,455	-£16,344,813

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units	

Value Area	Zone A - Kings Cross Lower

No Units	127
Site Area	1.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£47,484,757	£39,174,951	£37,213,076	£37,094,853	£36,799,295	£35,025,959	£34,040,758
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£44,056,017	£36,004,562	£34,050,151	£33,932,361	£33,637,887	£31,871,037	£30,889,455
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£40,600,943	£32,820,955	£30,873,424	£30,756,033	£30,462,556	£28,701,694	£27,723,438
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£37,131,041	£29,624,256	£27,683,022	£27,565,997	£27,273,434	£25,518,056	£24,542,845
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£33,648,694	£26,414,589	£24,479,077	£24,362,384	£24,070,651	£22,320,256	£21,347,815
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£30,154,022	£23,192,079	£21,261,720	£21,145,326	£20,854,342	£19,108,435	£18,138,487
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£26,647,145	£19,956,852	£18,031,080	£17,914,952	£17,624,634	£15,876,340	£14,893,847
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£23,128,182	£16,709,031	£14,783,366	£14,665,705	£14,371,552	£12,606,633	£11,626,122
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£19,597,253	£13,443,577	£11,496,039	£11,378,583	£11,084,943	£9,323,104	£8,344,303
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£16,054,478	£10,140,190	£8,195,624	£8,078,341	£7,785,134	£6,025,891	£5,048,533

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£53,919,974	-£62,229,779	-£64,191,655	-£64,309,878	-£64,605,436	-£66,378,781	-£67,363,973
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£57,348,714	-£65,400,169	-£67,354,579	-£67,472,369	-£67,766,844	-£69,532,693	-£70,515,278
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£60,803,788	-£68,583,776	-£70,531,307	-£70,648,698	-£70,942,175	-£72,703,036	-£73,681,293
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£64,273,690	-£71,780,475	-£73,721,709	-£73,838,734	-£74,131,297	-£75,886,675	-£76,861,886
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£67,756,038	-£74,990,142	-£76,925,653	-£77,042,347	-£77,334,079	-£79,084,476	-£80,056,916
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£71,250,709	-£78,212,651	-£80,143,011	-£80,259,405	-£80,550,389	-£82,296,296	-£83,266,244
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£74,757,586	-£81,447,879	-£83,373,651	-£83,489,779	-£83,780,097	-£85,528,391	-£86,510,883
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£78,276,549	-£84,695,700	-£86,621,265	-£86,739,026	-£87,033,179	-£88,796,068	-£89,778,609
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£81,807,477	-£87,961,154	-£89,908,692	-£90,026,148	-£90,319,788	-£92,081,627	-£93,060,427
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£85,350,253	-£91,264,541	-£93,209,107	-£93,326,390	-£93,619,597	-£95,378,840	-£96,356,198

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£11,800,705	-£20,210,510	-£22,172,386	-£22,290,609	-£22,586,167	-£24,359,512	-£25,344,704
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£15,329,445	-£23,380,900	-£25,335,310	-£25,453,100	-£25,747,574	-£27,514,424	-£28,496,006
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£18,784,519	-£26,564,507	-£28,512,038	-£28,629,428	-£28,922,906	-£30,683,767	-£31,662,023
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£22,254,420	-£29,761,205	-£31,702,439	-£31,819,465	-£32,112,028	-£33,867,406	-£34,842,617
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£25,736,767	-£32,970,873	-£34,906,384	-£35,023,077	-£35,314,810	-£37,065,205	-£38,037,647
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£29,231,439	-£36,193,382	-£38,123,742	-£38,240,136	-£38,531,120	-£40,277,027	-£41,246,975
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£32,738,317	-£39,428,609	-£41,354,382	-£41,470,510	-£41,760,828	-£43,509,122	-£44,491,614
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£36,257,280	-£42,676,430	-£44,602,096	-£44,719,757	-£45,013,910	-£46,778,829	-£47,759,340
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£39,788,208	-£45,941,884	-£47,889,423	-£48,006,878	-£48,300,519	-£50,062,358	-£51,041,158
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£43,330,984	-£49,245,271	-£51,189,838	-£51,307,121	-£51,600,328	-£53,359,571	-£54,336,929

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£5,510,141	-£2,799,664	-£4,760,540	-£4,878,764	-£5,174,322	-£6,948,666	-£7,933,858
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£2,081,401	-£5,970,053	-£7,924,464	-£8,042,254	-£8,336,728	-£10,103,578	-£11,085,160
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£1,373,672	-£9,153,660	-£11,101,191	-£11,218,582	-£11,512,060	-£13,272,921	-£14,251,177
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£4,843,574	-£12,350,359	-£14,291,593	-£14,408,619	-£14,701,182	-£16,456,560	-£17,431,771
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£8,325,921	-£15,560,027	-£17,495,538	-£17,612,231	-£17,903,964	-£19,654,359	-£20,626,800
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£11,820,593	-£18,782,536	-£20,712,896	-£20,829,290	-£21,120,274	-£22,866,181	-£23,836,128
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£15,327,470	-£22,017,763	-£23,943,535	-£24,059,663	-£24,349,981	-£26,098,276	-£27,080,768
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£18,846,434	-£25,265,584	-£27,191,249	-£27,308,910	-£27,603,063	-£29,367,982	-£30,348,493
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£22,377,362	-£28,531,038	-£30,478,576	-£30,596,032	-£30,889,673	-£32,651,512	-£33,630,312
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£25,920,137	-£31,834,425	-£33,778,992	-£33,896,275	-£34,189,482	-£35,948,725	-£36,926,082

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£26,091,411	£17,781,605	£15,819,730	£15,701,507	£15,405,949	£13,632,603	£12,647,411
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£22,662,670	£14,611,216	£12,656,805	£12,539,015	£12,244,541	£10,477,691	£9,496,109
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£19,207,597	£11,427,609	£9,480,078	£9,362,687	£9,069,210	£7,308,348	£6,330,092
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£15,737,695	£8,230,910	£6,289,676	£6,172,651	£5,880,088	£4,124,709	£3,149,498
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£12,255,348	£5,021,243	£3,085,731	£2,969,038	£2,677,305	£926,910	-£48,532
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£8,760,676	£1,798,733	-£131,626	-£248,020	-£539,004	-£2,284,911	-£3,254,859
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£5,253,799	-£1,436,494	-£3,362,266	-£3,478,394	-£3,768,712	-£5,517,006	-£6,499,499
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£1,734,835	-£4,684,316	-£6,609,980	-£6,727,641	-£7,021,794	-£8,786,713	-£9,767,224
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£1,796,093	-£7,949,769	-£9,897,307	-£10,014,763	-£10,308,403	-£12,070,242	-£13,049,043
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£5,338,868	-£11,253,156	-£13,197,722	-£13,315,005	-£13,608,212	-£15,367,455	-£16,344,813

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units		Value Area	Zone A - Kings Cross Higher
No Units	**127**	**Sales value inflation**	**Base**
Site Area	**1.04 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£56,037,631	£47,653,946	£45,692,070	£45,573,847	£45,278,290	£43,504,944	£42,519,752
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£52,181,248	£44,059,607	£42,105,196	£41,987,406	£41,692,931	£39,926,082	£38,944,500
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£48,312,371	£40,452,050	£38,504,518	£38,387,127	£38,093,651	£36,332,790	£35,354,533
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£44,431,118	£36,831,401	£34,890,167	£34,773,142	£34,480,579	£32,725,200	£31,749,990
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£40,537,607	£33,197,785	£31,262,273	£31,145,580	£30,853,847	£29,103,452	£28,131,011
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£36,616,606	£29,551,326	£27,620,965	£27,504,572	£27,213,587	£25,467,681	£24,497,733
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£32,678,889	£25,892,148	£23,966,375	£23,850,248	£23,559,930	£21,818,023	£20,850,296
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£28,729,087	£22,220,378	£20,298,634	£20,182,741	£19,893,009	£18,154,614	£17,188,840
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£24,767,319	£18,536,139	£16,617,870	£16,502,179	£16,212,953	£14,467,526	£13,488,726
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£20,793,707	£14,839,557	£12,911,345	£12,794,062	£12,500,854	£10,741,611	£9,764,254

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£45,367,100	-£53,750,785	-£55,712,661	-£55,830,883	-£56,126,441	-£57,899,787	-£58,884,979
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£49,223,483	-£57,345,124	-£59,298,535	-£59,417,325	-£59,711,800	-£61,478,648	-£62,460,231
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£53,092,360	-£60,952,681	-£62,900,213	-£63,017,603	-£63,311,080	-£65,071,941	-£66,050,198
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£56,973,613	-£64,573,330	-£66,514,564	-£66,631,589	-£66,924,151	-£68,679,531	-£69,654,741
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£60,867,124	-£68,206,946	-£70,142,458	-£70,259,151	-£70,550,883	-£72,301,279	-£73,273,720
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£64,786,125	-£71,853,405	-£73,783,766	-£73,900,159	-£74,191,144	-£75,937,050	-£76,906,998
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£68,725,842	-£75,512,583	-£77,438,355	-£77,554,482	-£77,844,800	-£79,586,708	-£80,554,434
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£72,675,644	-£79,184,353	-£81,106,097	-£81,221,989	-£81,511,722	-£83,250,117	-£84,215,891
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£76,637,411	-£82,868,592	-£84,786,861	-£84,902,552	-£85,191,778	-£86,937,205	-£87,916,605
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£80,611,024	-£86,565,174	-£88,483,386	-£88,610,669	-£88,903,877	-£90,683,120	-£91,640,478

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£3,347,630	-£11,731,515	-£13,693,391	-£13,811,613	-£14,107,172	-£15,880,517	-£16,865,709
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£7,204,214	-£15,325,855	-£17,280,265	-£17,398,055	-£17,692,531	-£19,459,379	-£20,440,962
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£11,073,091	-£18,933,411	-£20,880,943	-£20,998,334	-£21,291,811	-£23,052,672	-£24,030,928
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£14,954,343	-£22,554,061	-£24,495,295	-£24,612,319	-£24,904,882	-£26,660,261	-£27,635,471
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£18,847,854	-£26,187,677	-£28,123,188	-£28,239,882	-£28,531,614	-£30,282,009	-£31,254,451
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£22,766,856	-£29,834,136	-£31,764,497	-£31,880,890	-£32,171,875	-£33,917,781	-£34,887,728
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£26,706,572	-£33,493,314	-£35,419,086	-£35,535,213	-£35,825,531	-£37,567,439	-£38,535,165
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£30,656,374	-£37,165,084	-£39,086,828	-£39,202,720	-£39,492,453	-£41,230,848	-£42,196,622
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£34,618,142	-£40,849,322	-£42,767,592	-£42,883,282	-£43,172,508	-£44,917,936	-£45,896,335
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£38,591,755	-£44,545,904	-£46,474,116	-£46,591,399	-£46,884,608	-£48,643,851	-£49,621,207

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£14,063,016	£5,679,330	£3,717,455	£3,599,232	£3,303,674	£1,530,329	-£545,137
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£10,206,632	£2,084,991	£130,581	£12,791	-£281,684	-£2,048,532	-£3,030,115
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£6,337,756	-£1,522,565	-£3,470,097	-£3,587,488	-£3,880,964	-£5,641,826	-£6,620,082
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£2,456,503	-£5,143,215	-£7,084,449	-£7,201,473	-£7,494,036	-£9,249,415	-£10,224,625
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£1,437,008	-£8,776,831	-£10,712,342	-£10,829,035	-£11,120,768	-£12,871,163	-£13,843,605
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£5,358,010	-£12,423,290	-£14,353,650	-£14,470,043	-£14,761,028	-£16,506,935	-£17,476,882
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£9,298,726	-£16,082,468	-£18,008,240	-£18,124,367	-£18,414,685	-£20,156,593	-£21,124,319
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£13,245,528	-£19,754,237	-£21,675,981	-£21,791,874	-£22,081,607	-£23,820,002	-£24,785,776
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£17,207,296	-£23,438,476	-£25,356,746	-£25,472,436	-£25,761,663	-£27,507,090	-£28,485,889
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£21,180,909	-£27,135,058	-£29,063,270	-£29,180,553	-£29,473,761	-£31,233,004	-£32,210,361

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£34,644,285	£26,260,600	£24,298,724	£24,180,501	£23,884,943	£22,111,598	£21,126,406
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£30,787,902	£22,666,261	£20,711,850	£20,594,060	£20,299,585	£18,532,736	£17,551,154
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£26,919,025	£19,058,704	£17,111,172	£16,993,781	£16,700,305	£14,939,443	£13,961,187
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£23,037,772	£15,438,055	£13,496,821	£13,379,796	£13,087,233	£11,331,854	£10,356,644
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£19,144,261	£11,804,438	£9,868,927	£9,752,234	£9,460,501	£7,710,106	£6,737,665
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£15,223,259	£8,157,979	£6,227,619	£6,111,226	£5,820,241	£4,074,335	£3,104,387
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£11,285,543	£4,498,802	£2,573,029	£2,456,902	£2,166,584	£424,677	-£343,050
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£7,335,741	£827,032	-£1,094,712	-£1,210,606	-£1,500,377	-£3,238,772	-£4,204,546
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£3,373,973	-£2,857,207	-£4,775,476	-£4,891,167	-£5,180,393	-£6,925,820	-£7,904,620
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£599,640	-£8,553,789	-£8,482,001	-£8,599,284	-£9,892,492	-£10,651,735	-£11,629,092

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units	

Value Area	**Zone A - Lower Cenral Zone**

No Units	**127**
Site Area	**1.04 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£64,590,507	£56,103,036	£54,170,645	£54,052,841	£53,757,284	£51,983,938	£50,998,746
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£60,306,479	£52,103,400	£50,160,241	£50,042,451	£49,747,976	£47,981,127	£46,999,545
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£56,009,959	£48,083,145	£46,135,613	£46,018,222	£45,724,746	£43,963,885	£42,985,628
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£51,701,062	£44,038,546	£42,097,312	£41,980,288	£41,687,724	£39,932,346	£38,957,136
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£47,379,907	£39,980,980	£38,045,468	£37,928,775	£37,637,043	£35,886,648	£34,914,207
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£43,046,612	£35,910,571	£33,980,211	£33,863,817	£33,572,833	£31,826,927	£30,856,978
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£38,701,295	£31,827,444	£29,901,672	£29,785,545	£29,495,227	£27,753,319	£26,785,592
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£34,329,994	£27,731,724	£25,809,980	£25,694,087	£25,404,354	£23,665,961	£22,700,186
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£29,937,387	£23,623,535	£21,705,267	£21,589,576	£21,300,349	£19,564,988	£18,600,899
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£25,532,934	£19,503,004	£17,587,662	£17,472,142	£17,183,341	£15,450,538	£14,479,975

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£36,814,224	-£45,301,695	-£47,234,086	-£47,351,890	-£47,647,447	-£49,420,793	-£50,405,985
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£41,098,252	-£49,301,331	-£51,244,490	-£51,362,280	-£51,656,755	-£53,423,604	-£54,405,186
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£45,394,772	-£53,321,585	-£55,269,118	-£55,386,508	-£55,679,985	-£57,440,846	-£58,419,102
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£49,703,669	-£57,366,185	-£59,307,419	-£59,424,443	-£59,717,007	-£61,472,385	-£62,447,595
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£54,024,824	-£61,423,750	-£63,359,263	-£63,475,956	-£63,767,688	-£65,518,063	-£66,490,524
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£58,358,119	-£65,494,160	-£67,424,520	-£67,540,914	-£67,831,898	-£69,577,804	-£70,547,752
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£62,703,436	-£69,577,287	-£71,503,059	-£71,619,186	-£71,909,504	-£73,651,412	-£74,619,139
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£67,074,737	-£73,673,007	-£75,594,751	-£75,710,644	-£76,000,376	-£77,738,770	-£78,704,545
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£71,467,344	-£77,781,196	-£79,699,464	-£79,815,155	-£80,104,382	-£81,839,742	-£82,803,832
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£75,871,797	-£81,901,727	-£83,817,069	-£83,932,589	-£84,221,389	-£85,954,193	-£86,924,758

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£5,205,045	-£3,282,426	-£5,214,816	-£5,332,621	-£5,628,177	-£7,401,524	-£8,386,716
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£921,017	-£7,282,062	-£9,225,220	-£9,343,011	-£9,637,488	-£11,404,334	-£12,385,917
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£3,376,503	-£11,302,316	-£13,249,848	-£13,367,239	-£13,660,715	-£15,421,577	-£16,399,833
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£7,684,400	-£15,346,915	-£17,288,149	-£17,405,174	-£17,697,738	-£19,453,116	-£20,428,326
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£12,005,555	-£19,404,481	-£21,339,994	-£21,456,687	-£21,748,418	-£23,498,814	-£24,471,255
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£16,339,850	-£23,474,891	-£25,405,250	-£25,521,644	-£25,812,628	-£27,558,535	-£28,528,483
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£20,684,167	-£27,558,017	-£29,483,790	-£29,599,917	-£29,890,235	-£31,632,142	-£32,599,870
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£25,055,468	-£31,653,738	-£33,575,482	-£33,691,374	-£33,981,107	-£35,719,501	-£36,685,276
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£29,448,075	-£35,761,926	-£37,680,195	-£37,795,885	-£38,085,113	-£39,820,473	-£40,784,563
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£33,852,527	-£39,882,458	-£41,797,799	-£41,913,319	-£42,202,120	-£43,934,924	-£44,905,487

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£22,615,891	£14,128,420	£12,196,030	£12,078,226	£11,782,669	£10,009,322	£9,024,130
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£18,331,864	£10,128,784	£8,185,626	£8,067,836	£7,773,360	£6,006,512	£5,024,929
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£14,035,344	£6,108,530	£4,160,998	£4,043,607	£3,750,131	£1,989,269	£1,011,013
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£9,726,447	£2,063,931	£122,697	£5,672	-£286,892	-£2,042,270	-£3,017,480
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£5,405,291	-£1,993,635	-£3,929,147	-£4,046,841	-£4,337,572	-£6,087,967	-£7,060,409
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£1,071,996	-£6,064,045	-£7,994,404	-£8,110,798	-£8,401,782	-£10,147,688	-£11,117,637
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£3,273,320	-£10,147,171	-£12,072,944	-£12,189,071	-£12,479,388	-£14,221,296	-£15,189,023
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£7,644,622	-£14,242,892	-£16,164,636	-£16,280,528	-£16,570,261	-£18,308,655	-£19,274,430
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£12,037,229	-£18,351,080	-£20,269,348	-£20,385,039	-£20,674,266	-£22,409,627	-£23,373,717
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£16,441,681	-£22,471,612	-£24,386,953	-£24,502,473	-£24,791,274	-£26,524,077	-£27,494,641

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£43,197,160	£34,709,690	£32,777,299	£32,659,495	£32,363,938	£30,590,591	£29,605,399
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£38,913,133	£30,710,053	£28,766,895	£28,649,105	£28,354,630	£26,587,781	£25,606,199
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£34,616,613	£26,689,799	£24,742,267	£24,624,876	£24,331,400	£22,570,539	£21,592,282
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£30,307,716	£22,645,200	£20,703,966	£20,586,942	£20,294,378	£18,538,999	£17,563,789
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£25,986,561	£18,587,634	£16,652,122	£16,535,429	£16,243,697	£14,493,302	£13,520,860
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£21,653,266	£14,517,225	£12,586,865	£12,470,471	£12,179,487	£10,433,581	£9,463,632
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£17,307,949	£10,434,098	£8,508,326	£8,392,199	£8,101,881	£8,359,973	£5,392,246
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£12,936,648	£6,338,378	£4,416,634	£4,300,741	£4,011,008	£2,272,614	£1,306,840
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£8,544,040	£2,230,189	£311,921	£196,230	-£92,997	-£1,828,358	-£2,792,448
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£4,139,588	-£1,890,342	-£3,805,684	-£3,921,204	-£4,210,005	-£5,942,808	-£6,913,372

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units		Value Area	Zone A - Medium Central Zone
No Units	**127**	**Sales value inflation**	**Base**
Site Area	**1.04 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£84,547,215	£75,740,633	£73,808,242	£73,691,796	£73,400,681	£71,653,987	£70,683,600
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£79,265,352	£70,759,118	£68,834,080	£68,718,060	£68,428,011	£66,687,716	£65,720,885
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£73,970,996	£65,764,583	£63,846,321	£63,730,694	£63,441,628	£61,707,230	£60,743,676
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£68,664,263	£60,757,153	£58,845,093	£58,729,626	£58,441,660	£56,712,663	£55,752,110
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£63,345,273	£55,736,950	£53,830,526	£53,715,587	£53,428,238	£51,704,150	£50,741,663
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£58,014,143	£50,704,096	£48,802,747	£48,688,103	£48,401,492	£46,665,167	£45,695,219
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£52,670,991	£45,658,716	£43,750,696	£43,634,569	£43,344,251	£41,602,343	£40,634,617
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£47,315,935	£40,591,532	£38,669,788	£38,553,896	£38,264,163	£36,525,769	£35,559,994
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£41,949,093	£35,494,128	£33,575,859	£33,460,168	£33,170,942	£31,435,580	£30,471,490
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£36,570,583	£30,384,380	£28,469,038	£28,353,518	£28,064,718	£26,331,913	£25,369,245

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£16,857,516	-£25,664,098	-£27,596,488	-£27,712,935	-£28,004,050	-£29,750,744	-£30,721,130
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£22,139,379	-£30,645,613	-£32,570,651	-£32,686,671	-£32,976,720	-£34,717,015	-£35,683,848
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£27,433,735	-£35,640,148	-£37,558,410	-£37,674,037	-£37,963,103	-£39,697,501	-£40,661,055
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£32,740,467	-£40,647,578	-£42,559,638	-£42,674,904	-£42,963,071	-£44,692,068	-£45,652,621
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£38,059,457	-£45,667,781	-£47,574,205	-£47,689,144	-£47,976,492	-£49,700,581	-£50,663,068
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£43,390,586	-£50,700,635	-£52,601,984	-£52,716,628	-£53,003,238	-£54,739,564	-£55,709,512
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£48,733,740	-£55,746,014	-£57,654,035	-£57,770,162	-£58,060,480	-£59,802,388	-£60,770,114
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£54,089,796	-£60,813,199	-£62,734,942	-£62,850,835	-£63,140,568	-£64,879,962	-£65,844,737
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£59,455,637	-£65,910,603	-£67,828,872	-£67,944,563	-£68,233,789	-£69,969,150	-£70,933,240
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£64,834,148	-£71,020,351	-£72,935,692	-£73,051,213	-£73,340,013	-£75,072,817	-£76,035,486

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£25,161,753	£16,355,171	£14,422,781	£14,306,335	£14,015,220	£12,268,525	£11,298,139
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£19,879,891	£11,373,656	£9,448,618	£9,332,599	£9,042,549	£7,302,255	£6,335,424
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£14,585,535	£6,379,121	£4,460,859	£4,345,232	£4,056,166	£2,321,769	£1,358,214
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£9,278,802	£1,371,691	-£560,359	-£675,625	-£963,991	-£2,672,798	-£3,633,252
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£3,959,812	-£3,648,512	-£5,554,935	-£5,669,875	-£5,957,223	-£7,681,312	-£8,643,799
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£1,371,316	-£8,681,366	-£10,582,714	-£10,697,358	-£10,983,968	-£12,720,295	-£13,690,243
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£6,714,471	-£13,726,745	-£15,634,766	-£15,750,893	-£16,041,211	-£17,783,118	-£18,750,844
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£12,069,527	-£18,793,929	-£20,715,673	-£20,831,566	-£21,121,299	-£22,859,692	-£23,825,467
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£17,436,368	-£23,891,333	-£25,809,603	-£25,925,293	-£26,214,520	-£27,949,881	-£28,913,971
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£22,814,878	-£29,001,082	-£30,916,423	-£31,031,944	-£31,320,744	-£33,053,548	-£34,016,217

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£40,572,599	£33,766,018	£31,833,627	£31,717,181	£31,426,066	£29,679,371	£28,708,985
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£37,290,737	£28,784,502	£26,859,464	£26,743,445	£26,453,395	£24,713,101	£23,746,270
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£31,996,381	£23,789,968	£21,871,705	£21,756,079	£21,467,013	£19,732,615	£18,769,060
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£26,689,648	£18,782,537	£16,870,478	£16,755,211	£16,467,045	£14,738,048	£13,777,495
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£21,370,658	£13,762,334	£11,855,911	£11,740,971	£11,453,623	£9,729,535	£8,767,047
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£16,039,527	£8,729,481	£6,828,132	£6,713,488	£6,426,877	£4,690,551	£3,720,604
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£10,696,375	£3,684,101	£1,776,081	£1,659,954	£1,369,636	-£972,277	-£1,939,569
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£5,341,319	-£1,383,083	-£3,304,827	-£3,420,720	-£3,710,452	-£5,448,846	-£6,414,621
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£25,522	-£9,480,487	-£8,398,756	-£8,514,447	-£8,803,673	-£10,539,035	-£11,503,125
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£5,404,032	-£11,590,235	-£13,505,577	-£13,621,098	-£13,909,898	-£15,642,702	-£16,606,370

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£63,153,868	£54,347,287	£52,414,896	£52,298,450	£52,007,335	£50,260,641	£49,290,254
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£57,872,006	£49,365,772	£47,440,734	£47,324,714	£47,034,664	£45,294,370	£44,327,539
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£52,577,650	£44,371,237	£42,452,975	£42,337,348	£42,048,282	£40,313,884	£39,350,330
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£47,270,917	£39,363,806	£37,451,747	£37,336,480	£37,048,314	£35,319,317	£34,358,764
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£41,951,927	£34,343,603	£32,437,180	£32,322,241	£32,034,892	£30,310,804	£29,348,317
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£36,620,796	£29,310,750	£27,409,401	£27,294,757	£27,008,146	£25,271,821	£24,301,873
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£31,277,645	£24,265,370	£22,357,350	£22,241,223	£21,950,905	£20,208,997	£19,241,271
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£25,922,588	£19,198,186	£17,276,442	£17,160,550	£16,870,817	£15,132,423	£14,166,648
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£20,555,747	£14,100,782	£12,182,513	£12,066,822	£11,777,596	£10,042,234	£9,078,144
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£15,177,237	£8,991,034	£7,075,692	£6,960,172	£6,671,372	£4,938,567	£3,975,899

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units	

Value Area	Zone A - Higher Central Zone

No Units	127
Site Area	1.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£95,951,048	£86,962,117	£85,029,726	£84,913,280	£84,822,165	£82,875,471	£81,905,085
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£90,098,994	£81,419,527	£79,494,490	£79,378,470	£79,088,421	£77,348,126	£76,381,295
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£84,234,446	£75,863,918	£73,945,656	£73,830,030	£73,540,963	£71,806,565	£70,843,012
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£78,357,522	£70,295,414	£68,383,355	£68,268,089	£67,979,922	£66,250,925	£65,290,371
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£72,468,339	£64,714,137	£62,807,713	£62,692,774	£62,405,426	£60,681,337	£59,723,511
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£66,567,018	£59,120,209	£57,218,861	£57,104,216	£56,817,605	£55,097,938	£54,142,567
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£60,653,675	£53,513,756	£51,616,925	£51,502,544	£51,216,588	£49,500,860	£48,547,678
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£54,728,427	£47,894,897	£46,002,035	£45,887,885	£45,602,506	£43,874,231	£42,908,456
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£48,791,393	£42,263,759	£40,359,055	£40,243,364	£39,954,137	£38,218,776	£37,254,686
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£42,842,691	£36,602,309	£34,686,967	£34,571,448	£34,282,647	£32,549,843	£31,587,174

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£5,453,683	-£14,442,614	-£16,375,004	-£16,491,451	-£16,782,566	-£18,529,260	-£19,499,645
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£11,306,737	-£19,985,204	-£21,910,241	-£22,026,261	-£22,316,310	-£24,056,605	-£25,023,436
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£17,170,285	-£25,540,813	-£27,459,075	-£27,574,701	-£27,863,768	-£29,598,165	-£30,561,719
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£23,047,209	-£31,109,317	-£33,021,376	-£33,136,642	-£33,424,808	-£35,153,805	-£36,114,360
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£28,936,391	-£36,690,594	-£38,597,017	-£38,711,957	-£38,999,305	-£40,723,394	-£41,681,220
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£34,837,713	-£42,284,522	-£44,185,870	-£44,300,514	-£44,587,126	-£46,306,793	-£47,262,164
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£40,751,056	-£47,890,975	-£49,787,805	-£49,902,187	-£50,188,142	-£51,903,871	-£52,857,053
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£46,676,304	-£53,509,833	-£55,402,695	-£55,516,846	-£55,802,225	-£57,530,550	-£58,496,275
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£52,613,338	-£59,140,972	-£61,045,676	-£61,161,367	-£61,450,594	-£63,185,655	-£64,150,045
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£58,562,040	-£64,802,422	-£66,717,783	-£66,833,283	-£67,122,084	-£68,854,888	-£69,817,557

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£36,565,587	£27,576,655	£25,644,265	£25,527,819	£25,236,704	£23,490,009	£22,519,624
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£30,713,533	£22,034,065	£20,109,028	£19,993,009	£19,702,959	£17,962,665	£16,995,834
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£24,848,984	£16,478,457	£14,560,194	£14,444,569	£14,155,502	£12,421,104	£11,457,550
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£18,972,061	£10,909,952	£8,997,894	£8,882,627	£8,594,461	£6,865,464	£5,904,910
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£13,082,878	£5,328,675	£3,422,252	£3,307,312	£3,019,964	£1,295,876	£338,049
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£7,181,556	-£254,252	-£1,645,400	-£1,760,046	-£2,047,048	-£3,766,715	-£4,722,084
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£1,268,213	-£5,871,706	-£7,768,536	-£7,882,918	-£8,168,873	-£9,884,602	-£10,837,784
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£4,657,035	-£11,490,564	-£13,383,426	-£13,497,577	-£13,782,956	-£15,511,231	-£16,477,006
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£10,594,069	-£17,121,702	-£19,026,407	-£19,142,098	-£19,431,325	-£21,166,385	-£22,130,775
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£16,542,771	-£22,783,153	-£24,698,494	-£24,814,014	-£25,102,815	-£26,835,618	-£27,798,288

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£53,976,433	£44,987,502	£43,055,111	£42,938,665	£42,647,550	£40,900,855	£39,930,470
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£48,124,379	£39,444,911	£37,519,875	£37,403,855	£37,113,805	£35,373,511	£34,406,680
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£42,259,830	£33,889,303	£31,971,040	£31,855,415	£31,566,348	£29,831,950	£28,868,396
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£36,382,907	£28,320,798	£26,408,740	£26,293,473	£26,005,307	£24,276,310	£23,315,756
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£30,493,724	£22,739,521	£20,833,098	£20,718,159	£20,430,810	£18,706,722	£17,748,896
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£24,592,403	£17,145,594	£15,244,245	£15,129,601	£14,842,989	£13,123,323	£12,167,952
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£18,679,059	£11,539,140	£9,642,310	£9,527,929	£9,241,973	£7,526,244	£6,573,062
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£12,753,811	£5,920,282	£4,027,420	£3,913,269	£3,627,891	£1,899,615	£933,841
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£6,816,778	£289,144	-£1,615,561	-£1,731,251	-£2,020,479	-£3,755,839	-£4,719,929
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£868,076	-£5,372,326	-£7,287,648	-£7,403,168	-£7,691,969	-£9,424,772	-£10,387,442

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£74,557,702	£65,568,771	£63,636,380	£63,519,934	£63,228,819	£61,482,125	£60,511,739
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£68,705,648	£60,026,181	£58,101,144	£57,985,124	£57,695,075	£55,954,780	£54,987,949
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£62,841,099	£54,470,572	£52,552,310	£52,436,684	£52,147,617	£50,413,219	£49,449,666
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£56,964,176	£48,902,068	£46,990,009	£46,874,742	£46,586,576	£44,857,579	£43,897,025
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£51,074,993	£43,320,791	£41,414,367	£41,299,428	£41,012,079	£39,287,991	£38,330,165
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£45,173,672	£37,726,863	£35,825,514	£35,710,870	£35,424,258	£33,704,592	£32,749,221
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£39,260,328	£32,120,410	£30,223,579	£30,109,198	£29,823,242	£28,107,514	£27,154,331
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£33,335,081	£26,501,551	£24,608,689	£24,494,538	£24,209,160	£22,480,885	£21,515,110
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£27,398,047	£20,870,413	£18,965,709	£18,850,018	£18,560,791	£16,825,430	£15,861,340
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£21,449,345	£15,208,963	£13,293,621	£13,178,101	£12,889,301	£11,156,497	£10,193,828

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units		Value Area	Zone A - Zone 1 and Eastern Central Zone
No Units	142	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£53,089,755	£44,773,155	£43,398,927	£43,265,011	£42,930,222	£40,921,488	£39,805,524
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£49,288,212	£41,289,778	£39,920,607	£39,787,169	£39,453,577	£37,452,021	£36,340,046
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£45,492,818	£37,792,191	£36,427,669	£36,294,673	£35,962,180	£33,961,936	£32,836,718
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£41,683,695	£34,280,525	£32,920,249	£32,787,654	£32,456,166	£30,438,766	£29,316,948
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£37,860,972	£30,754,910	£29,383,911	£29,249,663	£28,914,043	£26,900,318	£25,781,582
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£34,024,777	£27,197,817	£25,824,191	£25,690,274	£25,355,483	£23,346,735	£22,230,764
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£30,175,237	£23,620,697	£22,250,174	£22,116,551	£21,782,495	£19,778,159	£18,664,640
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£26,312,477	£20,029,811	£18,661,996	£18,528,631	£18,195,217	£16,194,734	£15,083,355
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£22,431,135	£16,425,292	£15,059,794	£14,926,648	£14,593,784	£12,596,602	£11,487,056
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£18,513,687	£12,807,272	£11,443,703	£11,310,741	£10,978,336	£8,976,132	£7,851,208

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£26,438,209	£18,141,610	£16,767,382	£16,633,466	£16,298,677	£14,289,942	£13,173,978
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£22,656,667	£14,658,232	£13,289,061	£13,155,624	£12,822,032	£10,820,476	£9,708,500
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£18,861,272	£11,160,646	£9,796,124	£9,663,127	£9,330,635	£7,330,390	£6,205,172
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£15,052,149	£7,648,980	£6,288,703	£6,156,109	£5,824,621	£3,807,221	£2,685,403
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£11,229,427	£4,123,365	£2,752,366	£2,618,118	£2,282,498	£268,773	-£849,954
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£7,393,232	£566,271	-£807,354	-£941,271	-£1,276,065	-£3,284,811	-£4,400,781
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£3,543,691	-£3,010,848	-£4,381,372	-£4,514,994	-£4,849,050	-£8,853,386	-£7,966,908
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£311,829	-£6,601,735	-£7,969,550	-£8,102,915	-£8,436,329	-£10,436,811	-£11,548,190
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£4,200,411	-£10,206,253	-£11,571,751	-£11,704,897	-£12,037,761	-£14,034,944	-£15,144,490
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£8,117,858	-£13,824,273	-£15,187,842	-£15,320,804	-£15,653,210	-£17,655,413	-£18,780,357

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£37,473,573	£29,176,973	£27,802,746	£27,668,829	£27,334,040	£25,325,306	£24,209,342
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£33,692,030	£25,693,596	£24,324,425	£24,190,987	£23,857,395	£21,855,839	£20,743,864
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£29,896,636	£22,196,009	£20,831,487	£20,698,491	£20,365,998	£18,365,754	£17,240,536
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£26,087,513	£18,684,344	£17,324,067	£17,191,473	£16,859,985	£14,842,584	£13,720,766
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£22,264,791	£15,158,728	£13,787,730	£13,653,481	£13,317,861	£11,304,136	£10,185,400
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£18,428,596	£11,601,635	£10,228,010	£10,094,092	£9,759,301	£7,750,553	£6,634,582
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£14,579,055	£8,024,515	£6,653,992	£6,520,369	£6,186,313	£4,181,978	£3,068,458
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£10,716,295	£4,433,629	£3,065,814	£2,932,449	£2,599,035	£598,553	-£512,826
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£6,834,953	£829,110	-£538,361	-£669,514	-£1,002,580	-£2,999,580	-£4,109,126
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£2,917,505	-£2,798,910	-£4,152,479	-£4,285,441	-£4,617,846	-£6,620,049	-£7,744,973

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£42,046,118	£33,749,519	£32,375,291	£32,241,375	£31,906,586	£29,897,853	£28,781,889
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£38,264,576	£30,266,141	£28,896,971	£28,763,533	£28,429,941	£26,428,385	£25,316,409
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£34,469,181	£26,768,555	£25,404,033	£25,271,036	£24,938,544	£22,938,299	£21,813,081
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£30,660,058	£23,256,889	£21,896,612	£21,764,018	£21,432,530	£19,415,130	£18,293,312
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£26,837,336	£19,731,274	£18,360,275	£18,226,027	£17,890,407	£15,876,682	£14,757,945
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£23,001,141	£16,174,181	£14,800,555	£14,666,638	£14,331,847	£12,323,099	£11,207,128
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£19,151,600	£12,597,061	£11,226,537	£11,092,915	£10,758,859	£8,754,523	£7,641,003
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£15,288,841	£9,006,174	£7,638,359	£7,504,994	£7,171,580	£5,171,098	£4,059,719
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£11,407,498	£5,401,656	£4,036,158	£3,903,012	£3,570,148	£1,572,965	£463,419
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£7,490,051	£1,783,636	£420,067	£287,105	-£43,301	-£2,041,504	-£3,172,429

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£47,451,300	£39,154,701	£37,780,473	£37,646,557	£37,311,768	£35,303,033	£34,187,069
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£43,669,758	£35,671,323	£34,302,152	£34,168,715	£33,835,123	£31,833,567	£30,721,591
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£39,874,363	£32,173,737	£30,809,215	£30,676,218	£30,343,726	£28,343,481	£27,218,263
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£36,065,240	£28,662,071	£27,301,794	£27,169,200	£26,837,712	£24,820,311	£23,698,494
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£32,242,518	£25,136,455	£23,765,457	£23,631,209	£23,295,589	£21,281,864	£20,163,127
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£28,406,323	£21,579,362	£20,205,737	£20,071,820	£19,737,028	£17,728,280	£16,612,309
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£24,556,782	£18,002,243	£16,631,719	£16,498,097	£16,164,041	£14,159,705	£13,046,185
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£20,694,022	£14,411,356	£13,043,541	£12,910,176	£12,576,762	£10,576,280	£9,464,901
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£16,812,680	£10,806,837	£9,441,339	£9,308,193	£8,975,329	£6,978,147	£5,868,601
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£12,895,232	£7,188,817	£5,825,249	£5,692,286	£5,359,881	£3,357,678	£2,232,754

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units

Value Area	Zone A - Kings Cross Lower

No Units	142
Site Area	0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£53,069,755	£44,773,155	£43,398,927	£43,265,011	£42,930,222	£40,921,488	£39,805,524
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£49,288,212	£41,289,778	£39,920,607	£39,787,169	£39,453,577	£37,452,021	£36,340,046
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£45,492,818	£37,792,191	£36,427,669	£36,294,673	£35,962,180	£33,961,936	£32,836,718
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£41,683,695	£34,280,525	£32,920,249	£32,787,654	£32,456,166	£30,438,766	£29,316,948
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£37,860,972	£30,754,910	£29,383,911	£29,249,663	£28,914,043	£26,900,318	£25,781,582
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£34,024,777	£27,197,817	£25,824,191	£25,690,274	£25,355,483	£23,346,735	£22,230,784
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£30,175,237	£23,620,697	£22,250,174	£22,116,551	£21,782,495	£19,778,159	£18,664,640
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£26,312,477	£20,029,811	£18,661,996	£18,528,631	£18,195,217	£16,194,734	£15,083,355
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£22,431,135	£16,425,292	£15,059,794	£14,926,648	£14,593,784	£12,596,602	£11,487,056
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£18,513,687	£12,807,272	£11,443,703	£11,310,741	£10,978,336	£8,976,132	£7,851,208

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

	£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£26,438,209	£18,141,610	£16,767,382	£16,633,466	£16,298,677	£14,289,942	£13,173,978
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£22,656,867	£14,658,232	£13,289,061	£13,155,624	£12,822,032	£10,820,476	£9,708,500
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£18,861,272	£11,160,646	£9,796,124	£9,663,127	£9,330,635	£7,330,390	£6,205,172
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£15,052,149	£7,648,980	£6,288,703	£6,156,109	£5,824,621	£3,807,221	£2,685,403
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£11,229,427	£4,123,365	£2,752,366	£2,618,118	£2,282,498	£268,773	-£848,964
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£7,393,232	£566,271	-£807,354	-£941,271	-£1,276,065	-£3,284,811	-£4,400,781
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£3,543,691	-£3,010,848	-£4,381,372	-£4,514,994	-£4,849,050	-£8,853,386	-£7,968,906
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£319,089	-£6,601,735	-£7,969,550	-£8,102,915	-£8,436,329	-£10,436,811	-£11,548,190
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£4,200,411	-£10,206,253	-£11,571,751	-£11,704,897	-£12,037,761	-£14,034,944	-£15,144,490
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£8,117,858	-£13,824,273	-£15,187,842	-£15,320,804	-£15,653,210	-£17,655,413	-£18,780,357

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

	£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£37,473,573	£29,176,973	£27,802,746	£27,668,829	£27,334,040	£25,325,306	£24,209,342
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£33,692,030	£25,693,596	£24,324,425	£24,190,987	£23,857,395	£21,855,839	£20,743,864
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£29,896,636	£22,196,009	£20,831,487	£20,698,491	£20,365,998	£18,365,754	£17,240,536
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£26,087,513	£18,684,344	£17,324,067	£17,191,473	£16,859,985	£14,842,584	£13,720,766
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£22,264,791	£15,158,728	£13,787,730	£13,653,481	£13,317,861	£11,304,136	£10,185,400
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£18,428,596	£11,601,635	£10,228,010	£10,094,092	£9,759,301	£7,750,553	£6,634,592
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£14,579,055	£8,024,515	£6,653,992	£6,520,369	£6,186,313	£4,181,978	£3,068,458
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£10,716,295	£4,433,629	£3,065,814	£2,932,449	£2,599,035	£598,553	-£512,826
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£6,834,953	£829,110	-£539,569	-£672,515	-£1,007,286	-£3,009,580	-£4,109,126
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£2,917,505	-£2,781,910	-£4,152,479	-£4,285,441	-£4,617,846	-£6,620,049	-£7,744,973

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

	£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£42,046,118	£33,748,519	£32,375,291	£32,241,375	£31,906,586	£29,897,851	£28,781,887
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£38,264,576	£30,266,141	£28,896,971	£28,763,533	£28,429,941	£26,428,385	£25,316,409
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£34,469,181	£26,768,555	£25,404,033	£25,271,036	£24,938,544	£22,938,299	£21,813,081
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£30,660,058	£23,256,889	£21,896,612	£21,764,018	£21,432,530	£19,415,130	£18,293,312
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£26,837,336	£19,731,274	£18,360,275	£18,226,027	£17,890,407	£15,876,682	£14,757,945
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£23,001,141	£16,174,181	£14,800,555	£14,666,638	£14,331,847	£12,323,099	£11,207,128
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£19,151,600	£12,597,061	£11,226,537	£11,092,915	£10,758,859	£8,754,523	£7,641,003
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£15,288,841	£9,006,174	£7,638,359	£7,504,994	£7,171,580	£5,171,098	£4,059,719
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£11,407,498	£5,401,656	£4,036,158	£3,903,012	£3,570,148	£1,572,965	£463,419
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£7,490,051	£1,783,636	£420,067	£287,105	-£45,300	-£2,047,504	-£3,172,428

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

	£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£47,451,300	£39,154,701	£37,780,473	£37,646,557	£37,311,768	£35,303,033	£34,187,069
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£43,669,758	£35,671,323	£34,302,152	£34,168,715	£33,835,123	£31,833,567	£30,721,591
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£39,874,363	£32,173,737	£30,809,215	£30,676,218	£30,343,726	£28,343,481	£27,218,263
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£36,065,240	£28,662,071	£27,301,794	£27,169,200	£26,837,712	£24,820,311	£23,698,494
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£32,242,518	£25,136,455	£23,765,457	£23,631,209	£23,295,589	£21,281,864	£20,163,127
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£28,406,323	£21,579,362	£20,205,737	£20,071,820	£19,737,028	£17,728,280	£16,612,309
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£24,556,782	£18,002,243	£16,631,719	£16,498,097	£16,164,041	£14,159,705	£13,046,185
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£20,694,022	£14,411,356	£13,043,541	£12,910,176	£12,576,762	£10,576,280	£9,464,901
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£16,812,680	£10,806,837	£9,441,339	£9,308,193	£8,975,329	£6,978,147	£5,868,601
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£12,895,232	£7,188,817	£5,825,249	£5,692,286	£5,359,881	£3,357,678	£2,232,754

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units		Value Area	Zone A - Kings Cross Higher
No Units	**142**	**Sales value inflation**	**Base**
Site Area	**0.27 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£62,520,006	£54,072,295	£52,698,067	£52,564,151	£52,229,362	£50,220,627	£49,104,664
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£58,265,951	£50,123,960	£48,754,790	£48,621,352	£48,287,760	£46,286,204	£45,174,228
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£53,998,043	£46,161,417	£44,796,895	£44,663,899	£44,331,406	£42,336,452	£41,228,144
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£49,716,409	£42,184,794	£40,824,518	£40,691,923	£40,360,435	£38,371,512	£37,266,554
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£45,421,174	£38,194,222	£36,837,791	£36,705,561	£36,374,984	£34,391,523	£33,289,601
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£41,112,466	£34,189,832	£32,836,850	£32,704,946	£32,375,186	£30,386,359	£29,270,387
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£36,790,412	£30,171,752	£28,820,489	£28,686,867	£28,352,811	£26,348,475	£25,234,955
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£32,455,139	£26,130,818	£24,763,003	£24,629,638	£24,296,224	£22,295,741	£21,184,362
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£28,106,774	£22,056,991	£20,691,492	£20,558,347	£20,225,483	£18,228,300	£17,118,754
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£23,745,443	£17,969,663	£16,606,094	£16,473,132	£16,140,726	£14,146,294	£13,038,276

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£35,888,460	£27,440,749	£26,066,522	£25,932,605	£25,597,817	£23,589,082	£22,473,118
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£31,634,405	£23,492,415	£22,123,244	£21,989,807	£21,656,215	£19,654,659	£18,542,683
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£27,366,498	£19,529,872	£18,165,350	£18,032,353	£17,699,861	£15,704,906	£14,596,599
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£23,084,863	£15,553,248	£14,192,972	£14,060,377	£13,728,890	£11,739,966	£10,635,008
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£18,789,628	£11,562,677	£10,206,246	£10,074,016	£9,743,438	£7,759,978	£6,658,055
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£14,480,921	£7,558,286	£6,205,304	£6,073,400	£5,743,841	£3,754,813	£2,638,842
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£10,158,867	£3,540,207	£2,188,944	£2,055,321	£1,721,265	-£283,071	-£1,396,590
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£5,823,594	-£604,672	-£1,966,545	-£2,101,008	-£2,436,522	-£4,335,604	-£5,447,193
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£1,475,229	-£4,574,554	-£5,940,053	-£6,073,198	-£6,406,062	-£8,403,245	-£9,512,792
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£2,886,102	-£8,661,883	-£10,025,452	-£10,158,414	-£10,490,820	-£12,485,251	-£13,593,270

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£46,923,824	£38,476,113	£37,101,885	£36,967,969	£36,633,180	£34,624,446	£33,508,482
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£42,669,769	£34,527,779	£33,158,608	£33,025,170	£32,691,578	£30,690,022	£29,578,047
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£38,401,861	£30,565,235	£29,200,713	£29,067,717	£28,735,224	£26,740,270	£25,631,962
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£34,120,227	£26,588,612	£25,228,336	£25,095,741	£24,764,254	£22,775,330	£21,670,372
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£29,824,992	£22,598,040	£21,241,610	£21,109,379	£20,778,802	£18,795,341	£17,693,419
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£25,516,284	£18,593,650	£17,240,668	£17,108,764	£16,779,004	£14,790,177	£13,674,205
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£21,194,231	£14,575,570	£13,224,307	£13,090,685	£12,756,629	£10,752,293	£9,638,773
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£16,858,957	£10,534,637	£9,166,821	£9,033,456	£8,700,042	£6,699,559	£5,588,180
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£12,510,592	£6,460,809	£5,095,310	£4,962,165	£4,629,301	£2,632,118	£1,522,572
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£8,149,262	£2,373,481	£1,009,912	£876,950	£544,544	-£1,449,888	-£2,557,906

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£51,496,369	£43,048,659	£41,674,431	£41,540,514	£41,205,726	£39,196,991	£38,081,027
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£47,242,314	£39,100,324	£37,731,153	£37,597,716	£37,264,124	£35,262,568	£34,150,592
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£42,974,407	£35,137,781	£33,773,259	£33,640,262	£33,307,770	£31,312,815	£30,204,508
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£38,692,772	£31,161,157	£29,800,881	£29,668,286	£29,336,799	£27,347,875	£26,242,917
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£34,397,537	£27,170,586	£25,814,155	£25,681,925	£25,351,347	£23,367,887	£22,265,964
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£30,088,830	£23,166,195	£21,813,213	£21,681,309	£21,351,550	£19,362,723	£18,246,751
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£25,766,776	£19,148,116	£17,796,853	£17,663,230	£17,329,174	£15,324,838	£14,211,319
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£21,431,503	£15,107,182	£13,739,366	£13,606,001	£13,272,587	£11,272,105	£10,160,726
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£17,083,138	£11,033,355	£9,667,856	£9,534,711	£9,201,847	£7,204,664	£6,095,118
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£12,721,807	£6,946,026	£5,582,457	£5,449,495	£5,117,089	£3,122,658	£2,014,640

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£56,901,551	£48,453,840	£47,079,613	£46,945,696	£46,610,908	£44,602,173	£43,486,209
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£52,647,496	£44,505,506	£43,136,335	£43,002,897	£42,669,305	£40,667,750	£39,555,774
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£48,379,589	£40,542,963	£39,178,441	£39,045,444	£38,712,952	£36,717,997	£35,609,690
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£44,097,954	£36,566,339	£35,206,063	£35,073,468	£34,741,981	£32,753,057	£31,648,099
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£39,802,719	£32,575,768	£31,219,337	£31,087,106	£30,756,529	£28,773,069	£27,671,146
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£35,494,011	£28,571,377	£27,218,395	£27,086,491	£26,756,732	£24,767,904	£23,651,933
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£31,171,958	£24,553,297	£23,202,035	£23,068,412	£22,734,356	£20,730,020	£19,616,501
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£26,836,684	£20,512,364	£19,144,548	£19,011,183	£18,677,769	£16,677,287	£15,565,908
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£22,488,319	£16,438,537	£15,073,038	£14,939,893	£14,607,029	£12,609,845	£11,500,299
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£18,126,989	£12,351,208	£10,987,639	£10,854,677	£10,522,271	£8,527,840	£7,419,821

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units		Value Area	Zone A - Lower Cenral Zone
No Units	142	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£71,944,864	£63,371,435	£61,997,207	£61,863,291	£61,528,502	£59,519,767	£58,403,803
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£67,235,482	£58,958,143	£57,588,972	£57,455,535	£57,121,943	£55,120,387	£54,008,411
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£62,503,269	£54,530,642	£53,166,121	£53,033,124	£52,700,632	£50,705,678	£49,597,370
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£57,749,121	£50,089,063	£48,728,787	£48,596,192	£48,264,705	£46,275,781	£45,170,823
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£52,981,374	£45,633,534	£44,277,104	£44,144,872	£43,814,296	£41,830,835	£40,728,913
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£48,200,155	£41,164,186	£39,811,205	£39,679,301	£39,349,541	£37,370,983	£36,271,783
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£43,405,588	£36,681,150	£35,331,224	£35,199,611	£34,870,575	£32,896,362	£31,799,577
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£38,597,802	£32,184,556	£30,837,297	£30,705,936	£30,377,533	£28,396,748	£27,285,369
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£33,776,924	£27,674,532	£26,323,191	£26,190,045	£25,857,181	£23,859,999	£22,750,453
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£28,943,081	£23,132,063	£21,768,484	£21,635,522	£21,303,116	£19,308,685	£18,200,667

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£45,313,318	£36,739,889	£35,365,661	£35,231,745	£34,896,956	£32,888,222	£31,772,258
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£40,603,936	£32,326,598	£30,957,426	£30,823,989	£30,490,397	£28,488,842	£27,376,866
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£35,871,723	£27,899,097	£26,534,576	£26,401,578	£26,069,087	£24,074,132	£22,965,825
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£31,117,576	£23,457,517	£22,097,241	£21,964,646	£21,633,159	£19,644,235	£18,539,277
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£26,349,829	£19,001,989	£17,645,558	£17,513,327	£17,182,751	£15,199,290	£14,097,367
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£21,568,609	£14,532,641	£13,179,660	£13,047,756	£12,717,995	£10,739,437	£9,640,238
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£16,774,043	£10,049,605	£8,699,679	£8,568,065	£8,239,030	£6,264,817	£5,168,032
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£11,966,257	£5,553,010	£4,205,751	£4,074,391	£3,745,987	£1,765,203	£653,824
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£7,145,379	£1,042,987	-£308,354	-£441,500	-£772,384	-£2,771,546	-£3,881,092
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£2,311,536	-£3,499,492	-£4,863,061	-£4,996,023	-£5,328,429	-£7,322,881	-£8,430,879

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£56,348,682	£47,775,253	£46,401,025	£46,267,109	£45,932,320	£43,923,585	£42,807,622
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£51,639,300	£43,361,962	£41,992,790	£41,859,353	£41,525,761	£39,524,205	£38,412,230
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£46,907,087	£38,934,460	£37,569,939	£37,436,942	£37,104,450	£35,109,496	£34,001,188
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£42,152,940	£34,492,881	£33,132,605	£33,000,010	£32,668,523	£30,679,599	£29,574,641
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£37,385,192	£30,037,353	£28,680,922	£28,548,690	£28,218,114	£26,234,654	£25,132,731
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£32,603,973	£25,568,004	£24,215,023	£24,083,119	£23,753,359	£21,774,801	£20,675,601
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£27,809,406	£21,084,969	£19,735,043	£19,603,429	£19,274,393	£17,300,180	£16,203,396
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£23,001,620	£16,588,374	£15,241,115	£15,109,754	£14,781,351	£12,800,566	£11,689,187
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£18,180,743	£12,078,350	£10,727,010	£10,593,864	£10,261,000	£8,263,817	£7,154,271
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£13,346,899	£7,535,871	£6,172,303	£6,039,340	£5,706,934	£3,712,503	£2,604,485

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£60,921,227	£52,347,798	£50,973,571	£50,839,654	£50,504,865	£48,496,131	£47,380,167
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£56,211,846	£47,934,507	£46,565,335	£46,431,899	£46,098,307	£44,096,751	£42,984,775
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£51,479,632	£43,507,006	£42,142,485	£42,009,487	£41,676,996	£39,682,041	£38,573,734
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£46,725,485	£39,065,426	£37,705,151	£37,572,555	£37,241,068	£35,252,145	£34,147,186
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£41,957,738	£34,609,898	£33,253,467	£33,121,236	£32,790,660	£30,807,199	£29,705,277
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£37,176,518	£30,140,550	£28,787,569	£28,655,665	£28,325,904	£26,347,346	£25,248,147
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£32,381,952	£25,657,514	£24,307,588	£24,175,974	£23,846,939	£21,872,726	£20,775,941
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£27,574,166	£21,160,920	£19,813,660	£19,682,300	£19,353,896	£17,373,112	£16,261,733
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£22,753,288	£16,650,896	£15,299,555	£15,166,409	£14,833,545	£12,836,363	£11,726,817
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£17,919,445	£12,108,417	£10,744,848	£10,611,886	£10,279,480	£8,285,048	£7,177,030

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£66,326,409	£57,752,980	£56,378,752	£56,244,836	£55,910,047	£53,901,313	£52,785,349
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£61,617,027	£53,339,689	£51,970,517	£51,837,080	£51,503,488	£49,501,932	£48,389,957
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£56,884,814	£48,912,188	£47,547,667	£47,414,669	£47,082,178	£45,087,223	£43,978,916
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£52,130,667	£44,470,608	£43,110,332	£42,977,737	£42,646,250	£40,657,326	£39,552,368
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£47,362,919	£40,015,080	£38,658,649	£38,526,418	£38,195,842	£36,212,381	£35,110,458
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£42,581,700	£35,545,732	£34,192,750	£34,060,847	£33,731,086	£31,752,528	£30,653,329
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£37,787,134	£31,062,696	£29,712,770	£29,581,156	£29,252,121	£27,277,908	£26,181,123
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£32,979,348	£25,218,842	£25,087,482	£24,759,078	£22,778,293	£21,666,915	
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£28,158,470	£22,056,078	£20,704,737	£20,571,591	£20,238,727	£18,241,545	£17,131,999
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£23,324,627	£17,513,599	£16,150,030	£16,017,068	£15,684,662	£13,690,230	£12,582,212

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units

Value Area	Zone A - Medium Central Zone

No Units	142
Site Area	0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£93,858,921	£85,022,032	£83,668,456	£83,536,553	£83,206,796	£81,217,769	£80,101,797
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£88,053,836	£79,543,896	£78,195,302	£78,063,871	£77,735,036	£75,733,480	£74,621,505
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£82,235,107	£74,051,765	£72,694,314	£72,561,318	£72,228,825	£70,233,871	£69,125,564
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£76,402,857	£68,532,357	£67,172,081	£67,039,486	£66,707,998	£64,719,074	£63,614,117
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£70,557,211	£62,991,928	£61,635,497	£61,503,267	£61,172,691	£59,189,230	£58,087,306
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£64,698,295	£57,437,681	£56,084,699	£55,952,795	£55,623,036	£53,644,477	£52,545,277
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£58,826,232	£51,869,745	£50,519,820	£50,388,205	£50,059,170	£48,084,957	£46,988,172
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£52,930,683	£46,288,251	£44,940,992	£44,809,632	£44,481,228	£42,510,811	£41,416,135
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£47,007,276	£40,893,328	£39,348,351	£39,217,207	£38,889,346	£36,922,178	£35,829,308
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£41,070,904	£35,085,106	£33,742,030	£33,611,066	£33,283,657	£31,319,199	£30,227,834

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£67,227,375	£58,390,487	£57,036,911	£56,905,008	£56,575,251	£54,586,215	£53,470,251
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£61,422,291	£52,912,351	£51,563,756	£51,432,325	£51,103,490	£49,101,934	£47,989,960
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£55,603,561	£47,420,220	£46,062,769	£45,929,772	£45,597,280	£43,602,326	£42,494,018
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£49,771,311	£41,900,811	£40,540,535	£40,407,940	£40,076,453	£38,087,528	£36,982,571
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£43,925,665	£36,360,383	£35,003,952	£34,871,721	£34,541,145	£32,557,684	£31,455,761
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£38,066,749	£30,806,136	£29,453,154	£29,321,250	£28,991,490	£27,012,931	£25,913,732
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£32,194,687	£25,238,200	£23,888,275	£23,756,660	£23,427,824	£21,453,411	£20,356,627
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£26,299,138	£19,656,706	£18,309,447	£18,178,086	£17,849,682	£15,879,266	£14,784,589
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£20,375,731	£14,061,783	£12,716,806	£12,585,662	£12,257,800	£10,290,633	£9,197,762
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£14,439,358	£8,453,561	£7,110,485	£6,979,521	£6,652,112	£4,687,654	£3,596,289

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£78,262,739	£69,425,850	£68,072,275	£67,940,372	£67,610,615	£65,621,579	£64,505,615
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£72,457,655	£63,947,714	£62,599,120	£62,467,689	£62,138,854	£60,137,298	£59,025,323
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£66,638,925	£58,455,583	£57,098,133	£56,965,136	£56,632,644	£54,637,689	£53,529,382
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£60,806,675	£52,936,175	£51,575,899	£51,443,304	£51,111,817	£49,122,892	£48,017,935
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£54,961,029	£47,395,746	£46,039,315	£45,907,085	£45,576,509	£43,593,048	£42,491,125
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£49,102,113	£41,841,499	£40,488,517	£40,356,613	£40,026,854	£38,048,295	£36,949,096
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£43,230,050	£36,273,563	£34,923,638	£34,792,023	£34,462,988	£32,488,775	£31,391,990
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£37,334,501	£30,692,069	£29,344,810	£29,213,450	£28,885,046	£26,914,629	£25,819,953
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£31,411,094	£25,097,146	£23,752,169	£23,621,025	£23,293,164	£21,326,996	£20,233,126
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£25,474,722	£19,488,924	£18,145,849	£18,014,884	£17,687,476	£15,723,017	£14,631,652

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£80,835,285	£73,998,396	£72,644,820	£72,512,917	£72,183,160	£70,194,124	£69,078,160
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£77,030,200	£68,520,260	£67,171,665	£67,040,234	£66,711,399	£64,709,843	£63,597,869
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£71,211,471	£63,028,129	£61,670,678	£61,537,682	£61,205,189	£59,210,235	£58,101,927
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£65,379,220	£57,508,720	£56,148,444	£56,015,849	£55,684,362	£53,695,437	£52,590,480
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£59,533,574	£51,968,292	£50,611,861	£50,479,630	£50,149,054	£48,165,593	£47,063,670
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£53,674,658	£46,414,045	£45,061,063	£44,929,159	£44,599,399	£42,620,840	£41,521,641
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£47,802,596	£40,846,109	£39,496,184	£39,364,569	£39,035,534	£37,061,321	£35,964,536
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£41,907,047	£35,264,615	£33,917,356	£33,785,995	£33,457,592	£31,487,175	£30,392,498
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£35,983,640	£29,869,692	£28,324,715	£28,193,571	£27,865,709	£25,898,542	£24,805,671
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£30,047,267	£24,061,470	£22,718,394	£22,587,430	£22,260,021	£20,295,563	£19,204,198

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£88,240,466	£79,403,578	£78,050,002	£77,918,099	£77,588,342	£75,599,306	£74,483,342
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£82,435,382	£73,925,442	£72,576,847	£72,445,416	£72,116,581	£70,115,025	£69,003,051
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£76,616,652	£68,433,311	£67,075,860	£66,942,863	£66,610,371	£64,615,416	£63,507,109
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£70,784,402	£62,913,902	£61,553,626	£61,421,031	£61,089,544	£59,100,619	£57,995,662
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£64,938,756	£57,373,473	£56,017,043	£55,884,812	£55,554,236	£53,570,775	£52,468,852
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£59,079,840	£51,819,227	£50,466,245	£50,334,341	£50,004,581	£48,026,022	£46,926,823
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£53,207,778	£46,251,291	£44,901,366	£44,769,751	£44,440,715	£42,466,502	£41,369,718
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£47,312,229	£40,669,797	£39,322,537	£39,191,177	£38,862,773	£36,892,357	£35,797,680
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£41,388,822	£35,074,873	£33,729,897	£33,598,753	£33,270,891	£31,303,723	£30,210,853
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£35,452,449	£29,466,652	£28,123,576	£27,992,612	£27,665,203	£25,700,744	£24,609,379

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units	

Value Area	**Zone A - Higher Central Zone**

No Units	**142**
Site Area	**0.27 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£106,381,240	£97,344,117	£95,990,541	£95,858,638	£95,528,881	£93,550,335	£92,451,144
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£99,950,039	£91,249,877	£89,901,283	£89,769,851	£89,441,272	£87,469,797	£86,374,534
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£93,505,194	£85,141,641	£83,797,627	£83,666,629	£83,339,133	£81,374,161	£80,282,510
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£87,046,827	£79,019,538	£77,679,705	£77,549,103	£77,222,596	£75,258,100	£74,163,142
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£80,575,066	£72,883,695	£71,547,650	£71,417,407	£71,091,773	£69,108,312	£68,006,389
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£74,090,033	£66,734,242	£65,383,839	£65,251,935	£64,922,176	£62,943,616	£61,844,417
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£67,591,855	£60,548,942	£59,199,016	£59,067,402	£58,738,367	£56,764,154	£55,667,369
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£61,080,657	£54,347,505	£53,000,247	£52,868,885	£52,540,483	£50,570,066	£49,475,390
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£54,556,563	£48,132,640	£46,787,663	£46,656,518	£46,328,658	£44,361,490	£43,268,619
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£48,001,087	£41,904,476	£40,561,400	£40,430,436	£40,103,026	£38,138,569	£37,047,203

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£79,749,695	£70,712,572	£69,358,996	£69,227,093	£68,897,336	£66,918,790	£65,819,599
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£73,318,494	£64,618,332	£63,269,737	£63,138,305	£62,809,727	£60,838,252	£59,742,988
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£66,873,648	£58,510,096	£57,166,081	£57,035,083	£56,707,587	£54,742,615	£53,650,965
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£60,415,282	£52,387,993	£51,048,160	£50,917,558	£50,591,052	£48,626,554	£47,521,596
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£53,943,520	£46,252,150	£44,916,105	£44,785,862	£44,460,227	£42,476,767	£41,374,843
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£47,458,487	£40,102,697	£38,752,293	£38,620,390	£38,290,630	£36,312,071	£35,212,872
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£40,960,310	£33,917,397	£32,567,471	£32,435,857	£32,106,822	£30,132,609	£29,035,824
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£34,449,112	£27,715,959	£26,368,701	£26,237,340	£25,908,937	£23,938,520	£22,843,844
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£27,925,018	£21,501,095	£20,156,118	£20,024,973	£19,697,113	£17,729,945	£16,637,074
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£21,369,542	£15,272,930	£13,929,855	£13,798,890	£13,471,481	£11,507,023	£10,415,657

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£90,785,058	£81,747,935	£80,394,360	£80,262,457	£79,932,700	£77,954,154	£76,854,962
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£84,353,858	£75,653,695	£74,305,101	£74,173,669	£73,845,090	£71,873,615	£70,778,352
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£77,909,012	£69,545,459	£68,201,445	£68,070,447	£67,742,951	£65,777,979	£64,686,329
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£71,450,645	£63,423,356	£62,083,524	£61,952,921	£61,626,416	£59,661,918	£58,556,960
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£64,978,884	£57,287,513	£55,951,469	£55,821,225	£55,495,591	£53,512,130	£52,410,207
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£58,493,851	£51,138,060	£49,787,657	£49,655,753	£49,325,994	£47,347,435	£46,248,235
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£51,995,673	£44,952,761	£43,602,835	£43,471,221	£43,142,185	£41,167,972	£40,071,188
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£45,484,475	£38,751,323	£37,404,065	£37,272,703	£36,944,301	£34,973,884	£33,879,208
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£38,960,381	£32,536,458	£31,191,482	£31,060,337	£30,732,476	£28,765,308	£27,672,437
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£32,404,905	£26,308,294	£24,965,218	£24,834,254	£24,506,844	£22,542,387	£21,451,021

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£95,357,604	£86,320,481	£84,966,905	£84,835,002	£84,505,245	£82,526,699	£81,427,508
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£88,926,403	£80,226,241	£78,877,646	£78,746,214	£78,417,636	£76,446,161	£75,350,897
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£82,481,557	£74,118,005	£72,773,990	£72,642,992	£72,315,497	£70,350,525	£69,258,874
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£76,023,191	£67,995,902	£66,656,069	£66,525,467	£66,198,961	£64,234,463	£63,129,505
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£69,551,430	£61,860,059	£60,524,014	£60,393,771	£60,068,137	£58,084,676	£56,982,752
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£63,066,397	£55,710,606	£54,360,202	£54,228,299	£53,898,539	£51,919,980	£50,820,781
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£56,568,219	£49,525,306	£48,175,380	£48,043,766	£47,714,731	£45,740,518	£44,643,733
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£50,057,021	£43,323,869	£41,976,610	£41,845,249	£41,516,846	£39,546,430	£38,451,753
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£43,532,927	£37,109,004	£35,764,027	£35,632,882	£35,305,022	£33,337,854	£32,244,983
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£36,977,451	£30,880,839	£29,537,764	£29,406,800	£29,079,390	£27,114,932	£26,023,566

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£100,762,786	£91,725,663	£90,372,087	£90,240,184	£89,910,427	£87,931,881	£86,832,689
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£94,331,585	£85,631,422	£84,282,828	£84,151,396	£83,822,818	£81,851,343	£80,756,079
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£87,886,739	£79,523,187	£78,179,172	£78,048,174	£77,720,678	£75,755,706	£74,664,056
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£81,428,373	£73,401,084	£72,061,251	£71,930,649	£71,604,143	£69,639,645	£68,534,687
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£74,956,611	£67,265,241	£65,929,196	£65,798,953	£65,473,318	£63,489,858	£62,387,934
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£68,471,578	£61,115,788	£59,765,384	£59,633,480	£59,303,721	£57,325,162	£56,225,963
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£61,973,401	£54,930,488	£53,580,562	£53,448,948	£53,119,913	£51,145,700	£50,048,915
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£55,462,202	£48,729,050	£47,381,792	£47,250,431	£46,922,028	£44,951,611	£43,856,935
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£48,938,109	£42,514,186	£41,169,209	£41,038,064	£40,710,203	£38,743,036	£37,650,164
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£42,382,633	£36,286,021	£34,942,946	£34,811,981	£34,484,571	£32,520,114	£31,428,748

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units	Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	192
Site Area	0.29 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£65,773,399	£54,943,356	£53,018,695	£52,832,573	£52,367,267	£49,575,432	£48,024,414
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£60,860,128	£50,402,703	£48,484,868	£48,299,393	£47,835,703	£45,053,565	£43,507,933
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£55,927,526	£45,841,920	£43,930,334	£43,745,451	£43,283,240	£40,509,980	£38,969,280
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£50,950,912	£41,261,176	£39,355,271	£39,170,925	£38,710,060	£35,944,866	£34,408,649
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£45,953,045	£36,660,649	£34,759,857	£34,575,995	£34,116,340	£31,358,411	£29,812,261
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£40,936,058	£32,040,509	£30,144,272	£29,960,841	£29,502,263	£26,720,827	£25,168,913
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£35,900,121	£27,400,934	£25,490,685	£25,304,839	£24,840,225	£22,052,545	£20,503,833
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£30,845,402	£22,712,792	£20,795,177	£20,609,863	£20,145,877	£17,363,167	£15,817,215
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£25,772,071	£17,994,405	£16,079,734	£15,894,500	£15,431,411	£12,652,881	£11,109,255
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£20,676,263	£13,256,813	£11,344,538	£11,159,529	£10,697,009	£7,915,821	£6,350,559

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£37,873,684	£27,043,642	£25,118,980	£24,932,858	£24,467,552	£21,675,718	£20,124,699
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£32,960,414	£22,502,989	£20,585,154	£20,399,679	£19,935,988	£17,153,850	£15,608,219
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£28,027,811	£17,942,205	£16,030,620	£15,845,736	£15,383,526	£12,610,266	£11,069,566
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£23,051,197	£13,361,462	£11,455,556	£11,271,211	£10,810,345	£8,045,152	£6,508,934
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£18,053,331	£8,760,935	£6,860,143	£6,676,281	£6,216,626	£3,458,696	£1,912,546
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£13,036,344	£4,140,795	£2,244,558	£2,061,126	£1,602,549	-£1,178,890	-£2,730,801
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£8,000,406	-£498,781	-£2,409,030	-£2,594,876	-£3,059,489	-£5,847,170	-£7,395,881
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£2,945,687	-£5,186,922	-£7,104,538	-£7,290,051	-£7,753,637	-£10,536,549	-£12,082,499
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£2,127,643	-£9,905,309	-£11,819,960	-£12,005,215	-£12,468,303	-£15,248,833	-£16,790,460
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£7,223,451	-£14,642,901	-£16,555,176	-£16,740,185	-£17,202,705	-£19,983,893	-£21,549,155

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£49,434,541	£38,604,499	£36,679,838	£36,493,716	£36,028,409	£33,236,575	£31,685,556
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£44,521,271	£34,063,846	£32,146,011	£31,960,536	£31,496,846	£28,714,708	£27,169,076
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£39,588,669	£29,503,063	£27,591,477	£27,406,594	£26,944,383	£24,171,123	£22,630,423
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£34,612,055	£24,922,319	£23,016,414	£22,832,068	£22,371,202	£19,606,009	£18,069,791
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£29,614,188	£20,321,792	£18,421,000	£18,237,138	£17,777,483	£15,019,554	£13,473,404
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£24,597,201	£15,701,652	£13,805,415	£13,621,984	£13,163,406	£10,381,970	£8,830,056
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£19,561,264	£11,062,077	£9,151,827	£8,965,982	£8,501,368	£5,713,687	£4,164,976
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£14,506,545	£6,373,935	£4,456,319	£4,270,806	£3,807,020	£1,024,310	-£521,842
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£9,433,214	£1,655,548	-£439,123	-£644,956	-£1,097,841	-£3,879,978	-£5,229,602
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£4,337,406	-£3,089,044	-£4,994,319	-£5,179,328	-£5,641,848	-£8,423,036	-£9,988,298

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£54,224,827	£43,394,785	£41,470,123	£41,284,001	£40,818,695	£38,026,861	£36,476,842
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£49,311,557	£38,854,132	£36,936,297	£36,750,822	£36,287,131	£33,504,993	£31,959,361
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£44,378,954	£34,293,348	£32,381,763	£32,196,879	£31,734,669	£28,961,409	£27,420,709
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£39,402,340	£29,712,605	£27,806,699	£27,622,354	£27,161,488	£24,396,295	£22,860,077
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£34,404,474	£25,112,077	£23,211,286	£23,027,424	£22,567,769	£19,809,839	£18,263,689
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£29,387,487	£20,491,938	£18,595,700	£18,412,269	£17,953,692	£15,172,255	£13,620,342
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£24,351,549	£15,852,362	£13,942,113	£13,756,267	£13,291,654	£10,503,973	£8,955,261
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£19,296,830	£11,164,221	£9,246,605	£9,061,092	£8,597,306	£5,814,595	£4,268,644
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£14,223,500	£6,445,834	£4,531,162	£4,345,928	£3,882,839	£1,104,310	-£439,317
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£9,127,691	£1,708,242	-£224,033	-£409,042	-£831,563	-£3,612,750	-£5,198,013

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£59,887,399	£49,057,356	£47,132,695	£46,946,573	£46,481,267	£43,689,432	£42,138,414
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£54,974,128	£44,516,703	£42,598,868	£42,413,393	£41,949,703	£39,167,565	£37,621,933
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£50,041,526	£39,955,920	£38,044,334	£37,859,451	£37,397,240	£34,623,980	£33,083,280
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£45,064,912	£35,375,176	£33,469,271	£33,284,925	£32,824,060	£30,058,866	£28,522,649
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£40,067,045	£30,774,649	£28,873,857	£28,689,995	£28,230,340	£25,472,411	£23,926,261
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£35,050,058	£26,154,509	£24,258,272	£24,074,841	£23,616,263	£20,834,827	£19,282,913
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£30,014,121	£21,514,934	£19,604,685	£19,418,839	£18,954,225	£16,166,545	£14,617,833
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£24,959,402	£16,826,792	£14,909,177	£14,723,663	£14,259,877	£11,477,167	£9,931,215
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£19,886,071	£12,108,405	£10,193,734	£10,008,500	£9,545,411	£6,766,881	£5,223,255
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£14,790,263	£7,370,813	£5,458,538	£5,273,529	£4,811,009	£2,029,821	£464,559

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units		Value Area	Zone A - Kings Cross Lower
No Units	**192**	**Sales value inflation**	**Base**
Site Area	**0.29 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£66,773,399	£54,843,356	£53,018,695	£52,832,573	£52,367,267	£49,575,432	£48,024,414
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£60,860,128	£50,402,703	£48,484,868	£48,299,393	£47,835,703	£45,053,565	£43,507,933
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£55,927,526	£45,841,920	£43,930,334	£43,745,451	£43,283,240	£40,509,980	£38,969,280
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£50,950,912	£41,261,176	£39,355,271	£39,170,925	£38,710,060	£35,944,866	£34,408,649
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£45,953,045	£36,660,649	£34,759,857	£34,575,995	£34,116,340	£31,358,411	£29,812,261
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£40,936,058	£32,040,509	£30,144,272	£29,960,841	£29,502,263	£26,720,827	£25,168,913
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£35,900,121	£27,400,934	£25,490,685	£25,304,839	£24,840,225	£22,052,545	£20,503,833
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£30,845,402	£22,712,792	£20,795,177	£20,609,663	£20,145,877	£17,363,167	£15,817,215
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£25,772,071	£17,994,405	£16,079,734	£15,894,500	£15,431,411	£12,652,881	£11,109,255
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£20,676,263	£13,256,813	£11,344,538	£11,159,529	£10,697,009	£7,915,821	£6,350,559

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

						£97,649,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£37,873,684	£27,043,642	£25,118,980	£24,932,858	£24,467,552	£21,675,718	£20,124,699
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£32,960,414	£22,502,989	£20,585,154	£20,399,679	£19,935,988	£17,153,850	£15,608,219
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£28,027,811	£17,942,205	£16,030,620	£15,845,736	£15,383,526	£12,610,266	£11,069,566
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£23,051,197	£13,361,462	£11,455,556	£11,271,211	£10,810,345	£8,045,152	£6,508,934
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£18,053,331	£8,760,935	£6,860,143	£6,676,281	£6,216,626	£3,459,696	£1,912,546
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£13,036,344	£4,140,795	£2,244,558	£2,061,126	£1,602,549	-£1,178,888	-£2,720,801
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£8,000,406	-£498,781	-£2,409,030	-£2,594,876	-£3,059,489	-£5,847,170	-£7,395,881
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£2,945,687	-£5,198,922	-£7,104,538	-£7,290,051	-£7,753,537	-£10,536,548	-£12,082,499
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£2,127,643	-£9,805,309	-£11,819,980	-£12,005,215	-£12,468,303	-£15,246,833	-£16,790,460
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£7,223,451	-£14,642,901	-£16,555,176	-£16,740,185	-£17,202,705	-£19,983,893	-£21,549,155

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

						£57,186,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£49,434,541	£38,604,499	£36,679,838	£36,493,716	£36,028,409	£33,236,575	£31,685,556
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£44,521,271	£34,063,846	£32,146,011	£31,960,536	£31,496,846	£28,714,708	£27,169,076
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£39,588,669	£29,503,063	£27,591,477	£27,406,594	£26,944,383	£24,171,123	£22,630,423
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£34,612,055	£24,922,319	£23,016,414	£22,832,068	£22,371,202	£19,606,009	£18,069,791
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£29,614,188	£20,321,792	£18,421,000	£18,237,138	£17,777,483	£15,019,554	£13,473,404
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£24,597,201	£15,701,652	£13,805,415	£13,621,984	£13,163,406	£10,381,970	£8,830,056
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£19,561,264	£11,062,077	£9,151,827	£8,965,982	£8,501,368	£5,713,687	£4,164,976
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£14,506,545	£6,373,935	£4,456,319	£4,270,806	£3,807,020	£1,024,310	-£521,842
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£9,433,214	£1,655,548	-£529,123	-£444,356	-£907,444	-£3,685,976	-£5,229,602
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£4,337,406	-£3,082,064	-£4,994,319	-£5,179,328	-£5,641,848	-£8,423,036	-£9,988,298

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

						£40,420,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£54,224,827	£43,394,785	£41,470,123	£41,284,001	£40,818,695	£38,026,861	£36,475,842
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£49,311,557	£38,854,132	£36,936,297	£36,750,822	£36,287,131	£33,504,993	£31,959,361
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£44,378,954	£34,293,348	£32,381,763	£32,196,879	£31,734,669	£28,961,409	£27,420,709
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£39,402,340	£29,712,605	£27,806,699	£27,622,354	£27,161,488	£24,396,295	£22,860,077
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£34,404,474	£25,112,077	£23,211,286	£23,027,424	£22,567,769	£19,809,839	£18,263,689
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£29,387,487	£20,491,938	£18,595,700	£18,412,269	£17,953,692	£15,172,255	£13,620,342
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£24,351,549	£15,852,362	£13,942,113	£13,756,267	£13,291,654	£10,503,973	£8,955,261
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£19,296,830	£11,164,221	£9,246,605	£9,061,092	£8,597,306	£5,814,595	£4,268,644
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£14,223,500	£6,445,834	£4,531,162	£4,345,928	£3,882,839	£1,104,310	-£439,317
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£9,127,691	£1,708,242	-£2,041,033	-£369,042	-£831,563	-£3,612,752	-£5,198,013

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

						£20,601,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£59,887,399	£49,057,356	£47,132,695	£46,946,573	£46,481,267	£43,689,432	£42,138,414
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£54,974,128	£44,516,703	£42,598,868	£42,413,393	£41,949,703	£39,167,565	£37,621,933
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£50,041,526	£39,955,920	£38,044,334	£37,859,451	£37,397,240	£34,623,980	£33,083,280
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£45,064,912	£35,375,176	£33,469,271	£33,284,925	£32,824,060	£30,058,866	£26,522,649
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£40,067,045	£30,774,649	£28,873,857	£28,689,995	£28,230,340	£25,472,411	£23,926,261
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£35,050,058	£26,154,509	£24,258,272	£24,074,841	£23,616,263	£20,834,827	£19,282,913
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£30,014,121	£21,514,934	£19,604,685	£19,418,839	£18,954,225	£16,166,545	£14,617,833
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£24,959,402	£16,826,792	£14,909,177	£14,723,663	£14,259,877	£11,477,167	£9,931,215
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£19,886,071	£12,108,405	£10,193,734	£10,008,500	£9,545,411	£6,766,881	£5,223,255
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£14,790,263	£7,370,813	£5,458,538	£5,273,529	£4,811,009	£2,029,821	£464,559

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units		Value Area	Zone A - Kings Cross Higher
No Units	192	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£76,092,941	£67,159,847	£65,238,615	£65,052,493	£64,587,187	£61,795,353	£60,244,334
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£72,563,693	£62,011,628	£60,093,793	£59,908,317	£59,444,627	£56,662,489	£55,116,856
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£67,015,113	£56,839,848	£54,928,263	£54,743,379	£54,281,168	£51,507,908	£49,967,209
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£61,447,368	£51,648,108	£49,742,204	£49,557,857	£49,096,992	£46,331,798	£44,795,581
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£55,860,621	£46,436,585	£44,535,793	£44,351,931	£43,892,276	£41,134,348	£39,602,165
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£50,249,928	£41,205,450	£39,309,212	£39,125,780	£38,667,204	£35,915,741	£34,387,151
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£44,593,067	£35,954,878	£34,062,637	£33,879,584	£33,421,953	£30,676,169	£29,149,352
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£38,917,422	£30,685,043	£28,796,247	£28,613,522	£28,156,707	£25,391,148	£23,845,198
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£33,223,168	£25,396,118	£23,490,179	£23,304,944	£22,841,856	£20,063,326	£18,519,699
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£27,510,470	£20,049,721	£18,137,446	£17,952,437	£17,489,917	£14,714,789	£13,173,052

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£50,193,226	£39,260,132	£37,338,901	£37,152,779	£36,687,473	£33,895,638	£32,344,620
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£44,663,979	£34,111,913	£32,194,078	£32,008,603	£31,544,913	£28,762,775	£27,217,142
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£39,115,399	£28,940,134	£27,028,549	£26,843,665	£26,381,454	£23,608,194	£22,067,494
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£33,547,653	£23,748,394	£21,842,489	£21,658,143	£21,197,277	£18,432,084	£16,895,866
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£27,960,907	£18,536,870	£16,636,079	£16,452,217	£15,992,562	£13,234,633	£11,702,450
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£22,350,214	£13,305,736	£11,409,497	£11,226,066	£10,767,490	£8,016,027	£6,487,437
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£16,693,352	£8,055,164	£6,162,922	£5,979,870	£5,522,239	£2,776,455	£1,249,638
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£11,017,708	£2,785,328	£896,533	£713,807	£256,992	-£2,508,000	-£4,054,816
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£5,323,453	-£2,569,087	-£4,469,535	-£4,654,771	-£5,087,858	-£7,836,388	-£9,380,015
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£389,244	-£7,849,993	-£9,762,268	-£9,947,277	-£10,409,798	-£13,184,925	-£14,726,663

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£61,754,083	£50,820,990	£48,899,758	£48,713,636	£48,248,330	£45,456,495	£43,905,477
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£56,224,836	£45,672,771	£43,754,935	£43,569,460	£43,105,770	£40,323,632	£38,777,999
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£50,676,256	£40,500,991	£38,589,406	£38,404,522	£37,942,311	£35,169,051	£33,628,351
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£45,108,510	£35,309,251	£33,403,347	£33,219,000	£32,758,134	£29,992,941	£28,456,723
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£39,521,764	£30,097,728	£28,196,936	£28,013,074	£27,553,419	£24,795,491	£23,263,307
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£33,911,071	£24,866,593	£22,970,354	£22,786,923	£22,328,347	£19,576,884	£18,048,294
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£28,254,210	£19,616,021	£17,723,779	£17,540,727	£17,083,096	£14,337,312	£12,810,495
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£22,578,565	£14,346,186	£12,457,390	£12,274,664	£11,817,849	£9,052,291	£7,506,341
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£16,884,310	£9,057,260	£7,151,322	£6,968,087	£6,502,999	£3,724,469	£2,180,842
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£11,171,613	£3,710,864	£1,798,589	£1,613,580	£1,151,060	-£1,624,068	-£3,165,805

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£66,544,369	£55,611,275	£53,690,044	£53,503,922	£53,038,616	£50,246,781	£48,695,763
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£61,015,122	£50,463,056	£48,545,221	£48,359,746	£47,896,056	£45,113,918	£43,568,285
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£55,466,542	£45,291,276	£43,379,692	£43,194,807	£42,732,597	£39,959,337	£38,418,637
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£49,898,796	£40,099,537	£38,193,632	£38,009,286	£37,548,420	£34,783,227	£33,247,009
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£44,312,050	£34,888,013	£32,987,222	£32,803,360	£32,343,705	£29,585,776	£28,053,593
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£38,701,357	£29,656,879	£27,760,640	£27,577,209	£27,118,633	£24,367,170	£22,838,579
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£33,044,495	£24,406,307	£22,514,065	£22,331,013	£21,873,382	£19,127,598	£17,600,781
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£27,368,851	£19,136,471	£17,247,676	£17,064,950	£16,608,135	£13,842,577	£12,296,626
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£21,674,596	£13,847,546	£11,941,608	£11,756,372	£11,293,285	£8,514,755	£6,971,128
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£15,961,898	£8,501,150	£6,588,875	£6,403,866	£5,941,345	£3,166,218	£1,624,480

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£72,206,941	£61,273,847	£59,352,615	£59,166,493	£58,701,187	£55,909,353	£54,358,334
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£68,677,693	£58,125,628	£54,207,793	£54,022,317	£53,558,627	£50,776,489	£49,230,856
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£61,129,113	£50,953,848	£49,042,263	£48,857,379	£48,395,168	£45,621,908	£44,081,209
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£55,561,368	£45,762,108	£43,856,204	£43,671,857	£43,210,992	£40,445,798	£38,909,581
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£49,974,621	£40,550,585	£38,649,793	£38,465,931	£38,006,276	£35,248,348	£33,716,165
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£44,363,928	£35,319,450	£33,423,212	£33,239,780	£32,781,204	£30,029,741	£28,501,151
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£38,707,067	£30,068,878	£28,176,637	£27,993,584	£27,535,953	£24,790,169	£23,263,352
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£33,031,422	£24,799,043	£22,910,247	£22,727,522	£22,270,707	£19,505,148	£17,959,198
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£27,337,168	£19,510,118	£17,604,179	£17,418,944	£16,955,856	£14,177,326	£12,633,699
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£21,624,470	£14,163,721	£12,251,446	£12,066,437	£11,603,917	£8,828,789	£7,287,052

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units	

Value Area	**Zone A - Lower Cenral Zone**

No Units	**192**
Site Area	**0.29 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£90,412,482	£79,282,397	£77,386,662	£77,203,337	£76,745,025	£73,995,148	£72,464,254
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£84,267,259	£73,550,485	£71,661,473	£71,478,785	£71,022,064	£68,271,413	£66,725,780
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£78,102,702	£67,798,743	£65,915,886	£65,733,781	£65,278,518	£62,505,836	£60,965,137
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£71,918,979	£62,027,341	£60,129,136	£59,944,789	£59,483,924	£56,718,730	£55,182,513
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£65,716,255	£56,212,521	£54,311,730	£54,127,867	£53,668,212	£50,910,284	£49,378,100
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£59,494,699	£50,370,390	£48,474,151	£48,290,721	£47,832,144	£45,080,682	£43,552,092
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£53,254,478	£44,508,822	£42,616,581	£42,433,528	£41,975,896	£39,230,113	£37,704,677
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£46,989,444	£38,627,991	£36,739,196	£36,556,470	£36,099,655	£33,358,765	£31,836,047
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£40,674,264	£32,728,070	£30,842,176	£30,659,723	£30,203,595	£27,466,825	£25,930,144
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£34,340,642	£26,809,234	£24,925,698	£24,743,469	£24,282,824	£21,507,697	£19,965,959

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£62,512,768	£51,382,683	£49,486,948	£49,303,623	£48,845,310	£46,095,433	£44,564,540
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£56,367,544	£45,650,771	£43,761,759	£43,579,070	£43,122,349	£40,371,699	£38,826,066
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£50,202,988	£39,899,028	£38,016,172	£37,834,067	£37,378,804	£34,606,122	£33,065,422
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£44,019,264	£34,127,627	£32,229,421	£32,045,075	£31,584,209	£28,819,016	£27,282,798
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£37,816,541	£28,312,806	£26,412,016	£26,228,153	£25,768,498	£23,010,569	£21,478,386
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£31,594,985	£22,470,676	£20,574,437	£20,391,007	£19,932,429	£17,180,968	£15,652,377
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£25,354,764	£16,609,108	£14,716,867	£14,533,814	£14,076,184	£11,330,398	£9,804,962
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£19,089,730	£10,728,277	£8,839,482	£8,656,756	£8,199,941	£5,459,051	£3,936,333
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£12,774,550	£4,828,356	£2,942,461	£2,760,009	£2,303,881	-£432,890	-£1,969,570
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£6,440,928	-£1,090,481	-£2,974,016	-£3,156,245	-£3,616,890	-£6,592,017	-£7,933,755

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£74,073,625	£62,943,540	£61,047,805	£60,864,480	£60,406,167	£57,656,290	£56,125,397
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£67,928,402	£57,211,628	£55,322,616	£55,139,927	£54,683,206	£51,932,556	£50,386,923
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£61,763,845	£51,459,886	£49,577,029	£49,394,924	£48,939,661	£46,166,979	£44,626,279
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£55,580,121	£45,688,484	£43,790,279	£43,605,932	£43,145,066	£40,379,873	£38,843,655
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£49,377,398	£39,873,663	£37,972,873	£37,789,010	£37,329,355	£34,571,426	£33,039,243
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£43,155,842	£34,031,533	£32,135,294	£31,951,864	£31,493,287	£28,741,825	£27,213,235
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£36,915,621	£28,169,965	£26,277,724	£26,094,671	£25,637,041	£22,891,255	£21,365,819
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£30,650,587	£22,289,134	£20,400,339	£20,217,613	£19,760,798	£17,019,908	£15,497,190
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£24,335,407	£16,389,213	£14,503,319	£14,320,866	£13,864,738	£11,127,967	£9,591,287
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£18,001,785	£10,470,377	£8,586,841	£8,404,612	£7,943,967	£5,168,840	£3,627,102

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£78,863,911	£67,733,826	£65,838,091	£65,654,766	£65,196,453	£62,446,576	£60,915,683
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£72,718,687	£62,001,914	£60,112,902	£59,930,213	£59,473,492	£56,722,842	£55,177,209
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£66,554,131	£56,250,171	£54,367,315	£54,185,210	£53,729,947	£50,957,265	£49,416,565
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£60,370,407	£50,478,770	£48,580,564	£48,396,218	£47,935,352	£45,170,159	£43,633,941
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£54,167,684	£44,663,949	£42,763,158	£42,579,296	£42,119,641	£39,361,712	£37,829,529
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£47,946,128	£38,821,819	£36,925,580	£36,742,150	£36,283,572	£33,532,110	£32,003,520
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£41,705,907	£32,960,251	£31,068,010	£30,884,957	£30,427,326	£27,681,541	£26,156,105
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£35,440,873	£27,079,420	£25,190,625	£25,007,899	£24,551,084	£21,810,193	£20,287,476
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£29,125,693	£21,179,499	£19,293,604	£19,111,152	£18,655,024	£15,918,253	£14,381,573
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£22,792,071	£15,260,662	£13,377,127	£13,194,898	£12,734,253	£9,959,126	£8,417,388

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£84,526,482	£73,396,397	£71,500,662	£71,317,337	£70,859,025	£68,109,148	£66,578,254
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£78,381,259	£67,664,485	£65,775,473	£65,592,785	£65,136,064	£62,385,413	£60,839,780
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£72,216,702	£61,912,743	£60,029,886	£59,847,781	£59,392,518	£56,619,836	£55,079,137
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£66,032,979	£56,141,341	£54,243,136	£54,058,789	£53,597,924	£50,832,730	£49,296,513
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£59,830,255	£50,326,521	£48,425,730	£48,241,867	£47,782,212	£45,024,284	£43,492,100
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£53,608,699	£44,484,390	£42,588,151	£42,404,721	£41,946,144	£39,194,682	£37,666,092
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£47,368,478	£38,622,822	£36,730,581	£36,547,528	£36,089,898	£33,344,113	£31,818,677
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£41,103,444	£32,741,991	£30,853,196	£30,670,470	£30,213,655	£27,472,765	£25,950,047
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£34,788,264	£26,842,070	£24,956,176	£24,773,723	£24,317,595	£21,580,825	£20,044,144
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£28,454,642	£20,923,234	£19,039,698	£18,857,469	£18,396,824	£15,621,697	£14,079,959

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units

Value Area	Zone A - Medium Central Zone

No Units	192
Site Area	0.29 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£119,158,081	£107,668,349	£105,672,614	£105,489,289	£105,030,976	£102,281,099	£100,753,390
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£111,575,578	£100,422,139	£98,533,127	£98,350,439	£97,893,718	£95,153,392	£93,630,989
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£103,973,740	£93,256,099	£91,373,244	£91,191,137	£90,735,874	£88,004,293	£86,486,748
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£96,352,737	£86,070,400	£84,193,139	£84,011,563	£83,557,624	£80,833,989	£79,320,858
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£88,712,734	£78,865,215	£76,992,990	£76,811,891	£76,359,144	£73,642,664	£72,133,508
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£81,053,898	£71,640,712	£69,772,972	£69,592,298	£69,140,613	£66,430,502	£64,924,885
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£73,376,397	£64,397,065	£62,533,262	£62,352,960	£61,902,208	£59,189,315	£57,663,879
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£65,680,397	£57,134,444	£55,272,742	£55,090,016	£54,633,201	£51,892,310	£50,369,593
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£57,986,064	£49,835,958	£47,950,064	£47,767,612	£47,311,483	£44,574,713	£43,054,284
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£50,233,567	£42,491,464	£40,607,929	£40,425,700	£39,970,130	£37,236,710	£35,718,144

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£91,258,367	£79,668,635	£77,772,899	£77,589,575	£77,131,262	£74,381,385	£72,853,676
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£83,675,863	£72,522,425	£70,633,413	£70,450,724	£69,994,003	£67,253,677	£65,731,275
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£76,074,026	£65,356,385	£63,473,529	£63,291,423	£62,836,160	£60,104,579	£58,587,034
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£68,453,023	£58,170,686	£56,293,425	£56,111,849	£55,657,910	£52,934,274	£51,421,144
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£60,813,020	£50,965,500	£49,093,276	£48,912,177	£48,459,430	£45,742,949	£44,233,793
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£53,154,184	£43,740,998	£41,873,258	£41,692,583	£41,240,899	£38,530,787	£37,025,170
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£45,476,682	£36,497,351	£34,633,547	£34,453,246	£34,002,493	£31,289,601	£29,764,165
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£37,780,682	£29,234,730	£27,373,027	£27,190,301	£26,733,486	£23,992,596	£22,469,879
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£30,066,350	£21,936,244	£20,050,350	£19,867,897	£19,411,769	£16,674,999	£15,154,570
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£22,333,853	£14,591,749	£12,708,215	£12,525,986	£12,070,416	£9,336,996	£7,818,429

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£102,819,224	£91,229,492	£89,333,757	£89,150,432	£88,692,119	£85,942,242	£84,414,533
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£95,236,720	£84,083,282	£82,194,270	£82,011,581	£81,554,860	£78,814,535	£77,292,132
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£87,634,883	£76,917,242	£75,034,386	£74,852,280	£74,397,017	£71,665,436	£70,147,891
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£80,013,880	£69,731,543	£67,854,282	£67,672,706	£67,218,767	£64,495,132	£62,982,001
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£72,373,877	£62,526,358	£60,654,133	£60,473,034	£60,020,287	£57,303,806	£55,794,650
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£64,715,041	£55,301,855	£53,434,115	£53,253,441	£52,801,756	£50,091,645	£48,586,027
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£57,037,540	£48,058,208	£46,194,404	£46,014,103	£45,563,350	£42,850,458	£41,325,022
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£49,341,540	£40,795,587	£38,933,884	£38,751,159	£38,294,344	£35,553,453	£34,030,736
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£41,627,207	£33,497,101	£31,611,207	£31,428,755	£30,972,626	£28,235,856	£26,715,427
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£33,894,710	£26,152,607	£24,269,072	£24,086,843	£23,631,273	£20,897,853	£19,379,286

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£107,609,510	£96,019,778	£94,124,042	£93,940,716	£93,482,405	£90,732,528	£89,204,819
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£100,027,006	£88,873,568	£86,984,556	£86,801,867	£86,345,146	£83,604,820	£82,082,417
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£92,425,169	£81,707,528	£79,824,672	£79,642,566	£79,187,303	£76,455,722	£74,938,176
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£84,804,165	£74,521,829	£72,644,567	£72,462,992	£72,009,053	£69,285,417	£67,772,287
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£77,164,162	£67,316,643	£65,444,419	£65,263,320	£64,810,573	£62,094,092	£60,584,936
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£69,505,327	£60,092,140	£58,224,401	£58,043,726	£57,592,042	£54,881,930	£53,376,313
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£61,827,825	£52,848,494	£50,984,690	£50,804,389	£50,353,636	£47,640,744	£46,115,308
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£54,131,825	£45,585,873	£43,724,170	£43,541,444	£43,084,629	£40,343,739	£38,821,022
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£46,417,493	£38,287,387	£36,401,493	£36,219,040	£35,762,912	£33,026,141	£31,505,713
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£38,684,996	£30,942,892	£29,059,358	£28,877,129	£28,421,559	£25,688,139	£24,169,572

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£113,272,081	£101,682,349	£99,786,614	£99,603,289	£99,144,976	£96,395,099	£94,867,390
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£105,689,578	£94,536,139	£92,647,127	£92,464,439	£92,007,718	£89,267,392	£87,744,989
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£98,087,740	£87,370,099	£85,487,244	£85,305,137	£84,849,874	£82,118,293	£80,600,748
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£90,466,737	£80,184,400	£78,307,139	£78,125,563	£77,671,624	£74,947,989	£73,434,858
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£82,826,734	£72,979,215	£71,106,990	£70,925,891	£70,473,144	£67,756,664	£66,247,508
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£75,167,898	£65,754,712	£63,886,972	£63,706,298	£63,254,613	£60,544,502	£59,038,885
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£67,490,397	£58,511,065	£56,647,262	£56,466,960	£56,016,208	£53,303,315	£51,777,879
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£59,794,397	£51,248,444	£49,386,742	£49,204,016	£48,747,201	£46,006,310	£44,483,593
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£52,080,064	£43,949,958	£42,064,064	£41,881,612	£41,425,483	£38,688,713	£37,168,284
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£44,347,567	£36,605,464	£34,721,929	£34,539,700	£34,084,130	£31,350,710	£29,832,144

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units	

Value Area	**Zone A - Higher Central Zone**

No Units	**192**
Site Area	**0.29 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£135,500,171	£123,731,751	£121,836,015	£121,652,690	£121,194,377	£118,444,501	£118,916,791
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£127,123,676	£115,777,370	£113,888,358	£113,705,669	£113,248,948	£110,508,622	£108,986,219
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£118,728,137	£107,803,159	£105,920,304	£105,738,199	£105,282,935	£102,551,354	£101,033,809
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£110,313,720	£99,809,291	£97,932,030	£97,750,454	£97,296,515	£94,572,880	£93,059,749
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£101,853,579	£91,795,936	£89,923,711	£89,742,612	£89,289,865	£86,573,384	£85,064,228
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£93,373,441	£83,763,263	£81,895,523	£81,714,848	£81,263,164	£78,553,052	£77,047,435
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£84,874,636	£75,711,446	£73,847,643	£73,667,342	£73,216,588	£70,512,070	£69,009,559
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£76,357,333	£67,640,654	£65,780,246	£65,600,266	£65,150,316	£62,450,619	£60,950,787
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£67,821,899	£59,551,061	£57,693,508	£57,513,799	£57,064,526	£54,350,649	£52,830,221
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£59,267,898	£51,442,835	£49,569,204	£49,386,975	£48,931,405	£46,197,986	£44,679,418

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£107,600,457	£95,832,037	£93,936,300	£93,752,976	£93,294,663	£90,544,787	£89,017,077
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£99,223,961	£87,877,656	£85,988,644	£85,805,955	£85,349,234	£82,608,908	£91,086,505
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£90,828,422	£79,903,445	£78,020,590	£77,838,485	£77,383,220	£74,651,639	£73,134,095
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£82,414,006	£71,909,577	£70,032,316	£69,850,740	£69,396,801	£66,673,166	£65,160,035
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£73,953,865	£63,896,221	£62,023,997	£61,842,898	£61,390,151	£58,673,670	£57,164,514
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£65,473,727	£55,863,548	£53,995,808	£53,815,134	£53,363,449	£50,653,338	£49,147,721
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£56,974,922	£47,811,731	£45,947,929	£45,767,627	£45,316,874	£42,612,355	£41,109,845
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£48,457,619	£39,740,940	£37,880,532	£37,700,552	£37,250,602	£34,550,904	£33,051,072
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£39,921,984	£31,651,346	£29,793,794	£29,614,085	£29,164,812	£26,450,934	£24,930,507
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£31,368,184	£23,543,120	£21,669,489	£21,487,261	£21,031,691	£18,298,272	£16,779,704

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£119,161,314	£107,392,894	£105,497,157	£105,313,833	£104,855,520	£102,105,644	£100,577,934
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£110,784,818	£99,438,513	£97,549,501	£97,366,812	£96,910,091	£94,169,765	£92,647,362
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£102,389,280	£91,464,302	£89,581,447	£89,399,342	£88,944,078	£86,212,496	£84,694,952
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£93,974,863	£83,470,434	£81,593,173	£81,411,597	£80,957,658	£78,234,023	£76,720,892
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£85,514,722	£75,457,078	£73,584,854	£73,403,755	£72,951,008	£70,234,527	£68,725,371
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£77,034,584	£67,424,405	£65,556,666	£65,375,991	£64,924,307	£62,214,195	£60,708,578
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£68,535,779	£59,372,588	£57,508,786	£57,328,485	£56,877,731	£54,173,213	£52,670,702
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£60,018,476	£51,301,797	£49,441,389	£49,261,409	£48,811,459	£46,111,761	£44,611,930
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£51,482,841	£43,212,203	£41,354,651	£41,174,942	£40,725,669	£38,011,792	£36,491,364
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£42,929,041	£35,103,978	£33,230,347	£33,048,118	£32,592,548	£29,859,129	£28,340,561

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£123,951,600	£112,183,179	£110,287,442	£110,104,118	£109,645,806	£106,895,930	£105,368,220
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£115,575,104	£104,228,799	£102,339,786	£102,157,098	£101,700,377	£98,960,051	£97,437,648
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£107,179,565	£96,254,588	£94,371,733	£94,189,627	£93,734,363	£91,002,782	£89,485,238
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£98,765,149	£88,260,720	£86,383,459	£86,201,883	£85,747,944	£83,024,309	£81,511,178
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£90,305,007	£80,247,364	£78,375,140	£78,194,041	£77,741,294	£75,024,813	£73,515,657
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£81,824,870	£72,214,691	£70,346,951	£70,166,277	£69,714,592	£67,004,481	£65,498,864
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£73,326,065	£64,162,874	£62,299,072	£62,118,770	£61,668,017	£58,963,498	£57,460,988
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£64,808,762	£56,092,083	£54,231,674	£54,051,695	£53,601,744	£50,902,047	£49,402,215
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£56,273,127	£48,002,489	£46,144,937	£45,965,228	£45,515,955	£42,802,077	£41,281,649
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£47,719,327	£39,894,263	£38,020,632	£37,838,404	£37,382,834	£34,649,414	£33,130,847

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£129,614,171	£117,845,751	£115,950,015	£115,766,690	£115,308,377	£112,558,501	£111,030,791
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£121,237,676	£109,891,370	£108,002,358	£107,819,669	£107,362,948	£104,622,622	£103,100,219
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£112,842,137	£101,917,159	£100,034,304	£99,852,199	£99,396,935	£96,665,354	£95,147,809
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£104,427,720	£93,923,291	£92,046,030	£91,864,454	£91,410,515	£88,686,880	£87,173,749
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£95,967,579	£85,909,936	£84,037,711	£83,856,612	£83,403,865	£80,687,384	£79,178,228
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£87,487,441	£77,877,263	£76,009,523	£75,828,848	£75,377,164	£72,667,052	£71,161,435
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£78,988,636	£69,825,446	£67,961,643	£67,781,342	£67,330,588	£64,626,070	£63,123,559
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£70,471,333	£61,754,654	£59,894,246	£59,714,266	£59,264,316	£56,564,619	£55,064,787
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£61,935,699	£53,665,061	£51,807,508	£51,627,799	£51,178,526	£48,464,649	£46,944,221
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£53,381,898	£45,556,835	£43,683,204	£43,500,975	£43,045,405	£40,311,986	£38,793,418

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units

Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	567
Site Area	2.88 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£198,837,733	£171,875,420	£167,532,472	£167,121,297	£166,084,607	£159,860,534	£156,402,715
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£185,399,728	£159,516,935	£155,159,958	£154,746,657	£153,713,405	£147,513,890	£144,069,715
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£171,915,436	£147,083,181	£142,733,860	£142,322,070	£141,292,599	£135,115,767	£131,684,193
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£158,385,308	£134,593,731	£130,259,073	£129,848,673	£128,822,673	£122,666,667	£119,246,665
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£144,809,797	£122,057,375	£117,736,081	£117,326,946	£116,304,109	£110,167,093	£106,757,639
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£131,189,353	£109,474,582	£105,165,359	£104,757,369	£103,737,394	£97,617,546	£94,217,629
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£117,524,426	£96,845,818	£92,547,389	£92,140,424	£91,123,010	£85,018,528	£81,607,549
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£103,815,471	£84,171,549	£79,882,650	£79,476,590	£78,461,440	£72,319,958	£68,902,406
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£90,029,897	£71,452,242	£67,130,494	£66,721,183	£65,697,907	£59,558,246	£56,147,323
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£76,181,378	£58,623,891	£54,307,796	£53,899,163	£52,877,581	£46,748,091	£43,342,818
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£62,289,793	£45,749,540	£41,439,315	£41,031,244	£40,011,067	£33,836,234	£30,399,032

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£95,341,147	-£120,303,460	-£124,646,408	-£125,057,583	-£126,094,273	-£132,318,346	-£135,776,165
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£95,341,147	-£121,223,940	-£125,580,917	-£125,994,218	-£127,027,470	-£133,226,985	-£136,671,160
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£108,825,439	-£133,657,694	-£138,007,015	-£138,418,805	-£139,448,276	-£145,625,108	-£149,056,682
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£122,355,567	-£146,147,144	-£150,481,802	-£150,892,202	-£151,918,202	-£158,074,208	-£161,494,210
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£135,931,078	-£158,683,500	-£163,004,794	-£163,413,929	-£164,436,766	-£170,573,782	-£173,983,236
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£149,551,522	-£171,266,293	-£175,575,516	-£175,983,506	-£177,003,481	-£183,123,329	-£186,523,246
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£163,216,449	-£183,895,057	-£188,193,486	-£188,600,451	-£189,617,865	-£195,722,347	-£199,133,326
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£176,925,404	-£196,569,326	-£200,858,225	-£201,264,285	-£202,279,435	-£208,420,917	-£211,838,469
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£190,710,978	-£209,288,633	-£213,610,381	-£214,019,692	-£215,042,968	-£221,182,629	-£224,593,552
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£204,559,457	-£222,116,984	-£226,433,079	-£226,841,712	-£227,863,294	-£233,992,784	-£237,398,057
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£218,451,082	-£234,991,335	-£239,301,560	-£239,709,631	-£240,729,808	-£246,904,641	-£250,341,843

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£34,427,868	£7,465,670	£3,122,722	£2,711,547	£1,674,857	-£4,549,217	-£8,007,036
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£20,989,978	£4,992,813	-£5,265,795	-£5,679,093	-£6,712,345	-£12,912,860	-£16,357,035
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£7,505,686	-£17,326,569	-£21,675,890	-£22,087,680	-£23,117,151	-£29,293,983	-£32,725,557
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£7,974,442	-£29,816,019	-£34,150,677	-£34,561,077	-£35,587,077	-£41,743,083	-£45,163,085
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£19,599,953	-£42,352,375	-£46,673,669	-£47,082,804	-£48,105,641	-£54,242,657	-£57,652,111
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£33,220,397	-£54,935,168	-£59,244,391	-£59,652,381	-£60,672,358	-£66,792,204	-£70,192,121
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£46,885,324	-£67,563,932	-£71,862,361	-£72,269,326	-£73,286,740	-£79,391,222	-£82,802,201
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£60,594,279	-£80,238,201	-£84,527,100	-£84,933,160	-£85,948,310	-£92,089,792	-£95,507,344
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£74,379,853	-£92,957,508	-£97,279,256	-£97,688,567	-£98,711,843	-£104,851,504	-£108,262,427
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£88,228,332	-£105,785,859	-£110,101,954	-£110,510,587	-£111,532,169	-£117,661,659	-£121,066,932
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£102,119,957	-£118,660,210	-£122,970,435	-£123,378,506	-£124,398,683	-£130,573,516	-£134,010,718

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£82,630,232	£55,667,950	£51,324,972	£50,913,797	£49,877,107	£43,653,034	£40,196,215
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£69,192,228	£43,309,435	£38,952,458	£38,539,157	£37,505,905	£31,306,390	£27,862,215
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£55,707,936	£30,875,681	£26,526,360	£26,114,570	£25,085,099	£18,908,267	£15,476,693
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£42,177,808	£18,386,231	£14,051,573	£13,641,173	£12,615,173	£6,459,167	£3,039,165
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£28,602,297	£5,849,875	£1,528,581	£1,119,446	£96,609	-£6,040,407	-£9,449,861
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£14,981,853	-£6,732,918	-£11,042,141	-£11,450,131	-£12,470,106	-£18,589,954	-£21,989,871
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£1,316,926	-£19,361,682	-£23,660,111	-£24,067,076	-£25,084,490	-£31,188,972	-£34,599,951
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£12,392,029	-£32,035,951	-£36,324,850	-£36,730,910	-£37,746,060	-£43,887,542	-£47,305,094
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£26,177,603	-£44,755,258	-£49,077,006	-£49,486,317	-£50,509,593	-£56,649,254	-£60,060,177
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£40,026,122	-£57,583,649	-£61,899,744	-£62,308,377	-£63,329,919	-£69,459,409	-£72,864,682
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£53,917,707	-£70,457,960	-£74,768,185	-£75,176,256	-£76,196,433	-£82,371,266	-£85,808,468

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£138,606,568	£112,647,545	£108,304,597	£107,893,422	£106,856,732	£100,632,659	£97,174,840
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£126,171,853	£100,289,060	£95,932,083	£95,518,782	£94,485,530	£88,286,015	£84,841,840
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£112,687,561	£87,855,306	£83,505,985	£83,094,195	£82,064,724	£75,887,892	£72,456,318
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£99,157,433	£75,365,856	£71,031,198	£70,620,798	£69,594,798	£63,438,792	£60,018,790
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£85,581,922	£62,829,500	£58,508,206	£58,099,071	£57,076,234	£50,939,218	£47,529,764
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£71,961,478	£50,246,707	£45,937,484	£45,529,494	£44,509,519	£38,389,671	£34,989,754
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£58,296,551	£37,617,943	£33,319,514	£32,912,549	£31,895,135	£25,790,653	£22,379,674
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£44,587,596	£24,943,674	£20,654,775	£20,248,715	£19,233,565	£13,092,083	£9,674,531
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£30,802,022	£12,224,367	£7,902,619	£7,493,308	£6,470,032	£330,371	-£3,080,552
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£16,953,503	-£4,604,004	-£8,920,099	-£9,328,732	-£10,349,294	-£16,478,784	-£19,883,057
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£3,061,918	-£13,478,335	-£17,788,560	-£18,196,631	-£19,216,808	-£25,391,641	-£28,828,843

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units	

Value Area	**Zone A - Kings Cross Lower**

No Units	**567**
Site Area	**2.88 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£198,837,733	£171,875,420	£167,532,472	£167,121,297	£166,084,607	£159,860,534	£156,402,715
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£185,399,728	£159,516,935	£155,159,958	£154,746,657	£153,713,405	£147,513,890	£144,069,715
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£171,915,436	£147,083,181	£142,733,860	£142,322,070	£141,292,599	£135,115,767	£131,684,193
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£158,385,308	£134,593,731	£130,259,073	£129,848,673	£128,822,673	£122,666,667	£119,246,665
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£144,809,797	£122,057,375	£117,736,081	£117,326,946	£116,304,109	£110,167,093	£106,757,639
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£131,189,353	£109,474,582	£105,165,359	£104,757,369	£103,737,394	£97,617,546	£94,217,629
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£117,524,426	£96,845,818	£92,547,389	£92,140,424	£91,123,010	£85,018,528	£81,607,549
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£103,815,471	£84,171,549	£79,882,650	£79,476,590	£78,461,440	£72,319,958	£68,902,406
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£90,029,897	£71,452,242	£67,130,494	£66,721,183	£65,897,907	£59,558,246	£56,147,323
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£76,181,378	£58,623,891	£54,307,796	£53,899,163	£52,877,581	£46,748,091	£43,342,818
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£62,289,793	£45,749,540	£41,439,315	£41,031,244	£40,011,067	£33,836,234	£30,399,032

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

	£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£78,548,140	-£101,510,453	-£105,853,401	-£106,264,576	-£107,301,266	-£113,525,339	-£116,983,158
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£95,341,147	-£121,223,940	-£125,580,917	-£125,994,218	-£127,027,470	-£133,226,985	-£136,671,160
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£108,825,439	-£133,657,694	-£138,007,015	-£138,418,805	-£139,448,276	-£145,625,108	-£149,056,682
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£122,355,567	-£146,147,144	-£150,481,802	-£150,892,202	-£151,918,202	-£158,074,208	-£161,494,210
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£135,931,078	-£158,683,500	-£163,004,794	-£163,413,929	-£164,436,766	-£170,573,782	-£173,983,236
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£149,551,522	-£171,266,293	-£175,575,516	-£175,983,506	-£177,003,481	-£183,123,329	-£186,523,246
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£163,216,449	-£183,895,057	-£188,193,486	-£188,600,451	-£189,617,865	-£195,722,347	-£199,133,326
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£176,925,404	-£196,569,326	-£200,858,225	-£201,264,285	-£202,279,435	-£208,420,917	-£211,838,469
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£190,710,978	-£209,288,633	-£213,610,381	-£214,019,692	-£215,042,968	-£221,182,629	-£224,593,552
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£204,559,457	-£222,116,984	-£226,433,079	-£226,841,712	-£227,863,294	-£233,992,784	-£237,398,057
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£218,451,082	-£234,991,335	-£239,301,560	-£239,709,631	-£240,729,808	-£246,904,641	-£250,341,843

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

	£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£34,427,883	£7,466,670	£3,122,722	£2,711,547	£1,674,857	-£4,549,217	-£7,907,036
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£20,989,978	-£1,892,815	-£5,249,792	-£5,663,093	-£6,696,345	-£12,895,860	-£16,340,035
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£7,505,686	-£17,326,569	-£21,675,890	-£22,087,680	-£23,117,151	-£29,293,983	-£32,725,557
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£1,975,442	-£29,816,019	-£34,150,677	-£34,561,077	-£35,587,077	-£41,743,083	-£45,163,085
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£19,599,953	-£42,352,375	-£46,673,669	-£47,082,804	-£48,105,641	-£54,242,657	-£57,652,111
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£33,220,397	-£54,935,168	-£59,244,391	-£59,652,381	-£60,672,356	-£66,792,204	-£70,192,121
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£46,885,324	-£67,563,932	-£71,862,361	-£72,269,326	-£73,286,740	-£79,391,222	-£82,802,201
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£60,594,279	-£80,238,201	-£84,527,100	-£84,933,160	-£85,948,310	-£92,089,792	-£95,507,344
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£74,379,853	-£92,957,508	-£97,279,256	-£97,688,567	-£98,711,843	-£104,851,504	-£108,262,427
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£88,228,372	-£105,785,899	-£110,101,954	-£110,510,587	-£111,532,169	-£117,661,659	-£121,066,932
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£102,119,957	-£118,660,210	-£122,970,435	-£123,378,506	-£124,398,683	-£130,573,516	-£134,010,718

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

	£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£82,630,233	£55,667,920	£51,324,972	£50,913,797	£49,877,107	£43,653,034	£40,195,215
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£69,192,228	£43,309,435	£38,952,458	£38,539,157	£37,505,905	£31,306,390	£27,862,215
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£55,707,936	£30,875,681	£26,526,360	£26,114,570	£25,085,099	£18,908,267	£15,476,693
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£42,177,808	£18,386,231	£14,051,573	£13,641,173	£12,615,173	£6,459,167	£3,039,165
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£28,602,297	£5,849,875	£1,528,581	£1,119,446	£96,609	-£6,040,407	-£9,449,861
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£14,981,853	-£6,732,918	-£11,042,141	-£11,450,131	-£12,470,106	-£18,589,954	-£21,989,871
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£1,316,926	-£19,361,682	-£23,660,111	-£24,067,076	-£25,084,490	-£31,189,972	-£34,599,951
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£12,392,029	-£32,035,951	-£36,324,850	-£36,730,910	-£37,746,060	-£43,887,542	-£47,305,094
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£26,177,603	-£44,755,258	-£49,077,006	-£49,486,317	-£50,509,593	-£56,649,254	-£60,060,177
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£40,026,122	-£57,583,649	-£61,899,704	-£62,308,337	-£63,329,919	-£69,459,409	-£72,864,682
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£53,917,707	-£70,457,960	-£74,768,185	-£75,176,256	-£76,196,433	-£82,371,266	-£85,808,468

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

	£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£139,609,858	£112,647,545	£108,304,597	£107,893,422	£106,856,732	£100,632,659	£97,174,840
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£126,171,853	£100,289,060	£95,932,083	£95,518,782	£94,485,530	£88,286,015	£84,841,840
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£112,687,561	£87,855,306	£83,505,985	£83,094,195	£82,064,724	£75,887,892	£72,456,318
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£99,157,433	£75,365,856	£71,031,198	£70,620,798	£69,594,798	£63,438,792	£60,018,790
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£85,581,922	£62,829,500	£58,508,206	£58,099,071	£57,076,234	£50,939,218	£47,529,764
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£71,961,478	£50,246,707	£45,937,484	£45,529,494	£44,509,519	£38,389,671	£34,989,754
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£58,296,551	£37,617,943	£33,319,514	£32,912,549	£31,895,135	£25,790,653	£22,379,674
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£44,587,596	£24,943,674	£20,654,775	£20,248,715	£19,233,565	£13,092,083	£9,674,531
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£30,802,022	£12,224,367	£7,902,619	£7,493,308	£6,470,032	£330,371	-£3,080,552
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£16,953,503	£659,948	-£3,655,979	-£4,064,612	-£5,086,194	-£12,479,714	-£15,885,057
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£3,061,918	-£13,478,335	-£17,788,560	-£18,196,631	-£19,216,808	-£25,391,641	-£28,828,843

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units	

Value Area	**Zone A - Kings Cross Higher**

No Units	**567**
Site Area	**2.88 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£232,108,771	£204,623,878	£200,280,929	£199,869,754	£198,841,817	£192,674,193	£189,247,735
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£217,016,317	£190,627,970	£186,302,176	£185,892,624	£184,868,743	£178,725,455	£175,312,517
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£201,867,995	£176,584,659	£172,274,702	£171,866,647	£170,846,513	£164,725,703	£161,308,893
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£186,673,836	£162,494,404	£158,198,980	£157,792,302	£156,775,606	£150,645,549	£147,225,547
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£171,434,294	£148,357,669	£144,069,146	£143,660,011	£142,637,175	£136,500,158	£133,090,704
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£156,149,818	£134,161,831	£129,852,608	£129,444,618	£128,424,844	£122,304,794	£118,904,878
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£140,820,862	£119,887,251	£115,588,822	£115,181,856	£114,164,443	£108,059,959	£104,668,580
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£125,447,874	£105,567,165	£101,278,266	£100,872,205	£99,857,055	£93,766,156	£90,382,322
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£110,031,308	£91,202,041	£86,921,420	£86,516,147	£85,502,967	£79,423,883	£76,032,451
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£94,571,614	£76,792,346	£72,518,762	£72,114,162	£71,102,659	£64,976,125	£61,570,852
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£79,015,405	£62,320,480	£58,010,255	£57,602,184	£56,582,006	£50,460,940	£47,060,348

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

	£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£89,534,229	-£90,112,967	-£94,457,916	-£94,871,091	-£95,899,028	-£102,066,652	-£105,493,110
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£83,724,558	-£90,172,905	-£94,498,699	-£94,848,251	-£95,872,132	-£102,015,420	-£105,428,358
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£78,872,880	-£104,156,216	-£108,466,173	-£108,874,228	-£109,894,362	-£116,015,172	-£119,431,982
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£94,067,039	-£116,246,471	-£122,541,895	-£122,948,573	-£123,965,269	-£130,095,326	-£133,515,328
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£109,306,581	-£132,383,206	-£136,671,729	-£137,080,864	-£138,103,700	-£144,240,717	-£147,650,171
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£124,591,057	-£146,579,044	-£150,888,267	-£151,296,257	-£152,316,231	-£158,436,081	-£161,835,997
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£139,920,013	-£160,853,624	-£165,152,053	-£165,559,019	-£166,576,432	-£172,680,916	-£176,072,295
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£155,293,001	-£175,173,710	-£179,462,609	-£179,868,670	-£180,883,820	-£186,974,719	-£190,358,553
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£170,709,567	-£189,538,834	-£193,819,455	-£194,224,728	-£195,237,908	-£201,316,992	-£204,708,424
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£186,169,261	-£203,948,529	-£208,222,113	-£208,626,713	-£209,638,216	-£215,764,750	-£219,170,023
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£201,725,470	-£218,420,395	-£222,730,620	-£223,138,691	-£224,158,869	-£230,279,935	-£233,680,527

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

	£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£87,699,021	£49,214,127	£55,871,176	£55,680,004	£54,442,967	£48,264,443	£44,837,985
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£52,606,567	£26,218,220	£21,892,426	£21,482,874	£20,458,993	£14,315,705	£10,902,767
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£37,458,245	£12,174,909	£7,864,952	£7,456,897	£6,436,763	£315,953	-£3,100,857
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£22,264,086	-£1,915,346	-£6,210,770	-£6,617,448	-£7,634,144	-£13,764,201	-£17,184,203
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£7,024,544	-£16,052,081	-£20,340,604	-£20,749,739	-£21,772,575	-£27,909,592	-£31,319,046
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£8,259,932	-£30,247,919	-£34,557,142	-£34,965,132	-£35,985,106	-£42,104,956	-£45,504,872
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£23,538,888	-£44,522,499	-£48,820,928	-£49,227,894	-£50,245,307	-£56,349,791	-£59,741,170
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£38,961,876	-£58,842,585	-£63,131,484	-£63,537,545	-£64,552,695	-£70,643,594	-£74,027,428
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£54,378,442	-£73,207,709	-£77,488,330	-£77,893,603	-£78,906,783	-£84,985,867	-£88,377,299
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£69,838,136	-£87,617,404	-£91,890,988	-£92,295,588	-£93,307,091	-£99,433,625	-£102,838,898
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£85,394,345	-£102,089,270	-£106,399,495	-£106,807,566	-£107,827,744	-£113,948,810	-£117,349,402

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

	£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£115,901,271	£88,418,378	£84,073,429	£83,662,264	£82,634,317	£76,466,693	£73,040,235
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£100,808,817	£74,420,470	£70,094,676	£69,685,124	£68,661,243	£62,517,955	£59,105,017
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£85,660,495	£60,377,159	£56,067,202	£55,659,147	£54,639,013	£48,518,203	£45,101,393
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£70,466,336	£46,286,904	£41,991,480	£41,584,802	£40,568,106	£34,438,049	£31,018,047
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£55,226,794	£32,150,169	£27,861,646	£27,452,511	£26,429,675	£20,292,658	£16,883,204
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£39,942,318	£17,954,331	£13,645,108	£13,237,118	£12,217,144	£6,097,294	£2,697,378
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£24,613,362	£3,679,751	-£0,617,679	-£1,024,644	-£2,042,057	-£8,147,543	-£11,538,920
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£9,240,374	-£10,640,335	-£14,929,234	-£15,335,295	-£16,350,445	-£22,441,344	-£25,825,178
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£6,176,192	-£25,005,459	-£29,286,080	-£29,691,353	-£30,704,533	-£36,783,617	-£40,175,049
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£21,635,886	-£39,415,154	-£43,688,738	-£44,093,338	-£45,104,841	-£51,231,375	-£54,636,648
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£37,192,095	-£53,887,020	-£58,197,245	-£58,605,316	-£59,625,494	-£65,746,560	-£69,147,152

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

	£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£172,692,856	£145,396,003	£141,053,054	£140,641,879	£139,613,942	£133,446,318	£130,019,860
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£157,788,442	£131,400,095	£127,074,301	£126,664,749	£125,640,868	£119,497,580	£116,084,642
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£142,640,120	£117,356,784	£113,046,827	£112,638,772	£111,618,638	£105,497,828	£102,081,018
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£127,445,961	£103,266,529	£98,971,105	£98,564,427	£97,547,731	£91,417,674	£87,997,672
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£112,206,419	£89,129,794	£84,841,271	£84,432,136	£83,409,300	£77,272,283	£73,862,829
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£96,921,943	£74,933,956	£70,624,733	£70,216,743	£69,196,769	£63,076,919	£59,677,003
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£81,592,987	£60,659,376	£56,360,947	£55,953,981	£54,936,568	£48,832,084	£45,440,705
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£66,219,999	£46,339,290	£42,050,391	£41,644,330	£40,629,180	£34,538,281	£31,154,447
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£50,803,433	£31,974,166	£27,693,545	£27,288,272	£26,275,092	£20,196,008	£16,804,576
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£35,343,739	£17,564,471	£13,290,887	£12,886,287	£11,874,784	£5,748,250	£2,342,977
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£19,787,530	£3,092,605	-£1,217,620	-£1,625,691	-£2,645,869	-£8,766,935	-£12,167,527

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units	

Value Area	**Zone A - Lower Cenral Zone**

No Units	**567**
Site Area	**2.88 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£265,278,521	£237,372,336	£233,029,388	£232,618,213	£231,590,275	£225,422,651	£221,996,193
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£248,544,596	£221,739,006	£217,413,211	£217,003,659	£215,979,778	£209,836,490	£206,423,552
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£231,766,765	£206,058,271	£201,748,314	£201,340,260	£200,320,126	£194,199,315	£190,798,866
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£214,943,475	£190,330,594	£186,035,170	£185,628,491	£184,611,796	£178,511,625	£175,122,641
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£198,058,790	£174,556,436	£170,274,253	£169,868,829	£168,855,270	£162,773,916	£159,395,385
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£181,110,283	£158,736,260	£154,466,040	£154,061,750	£153,051,026	£146,986,685	£143,592,127
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£164,117,296	£142,870,527	£138,611,004	£138,207,729	£137,199,544	£131,101,391	£127,710,012
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£147,080,277	£126,959,702	£122,673,881	£122,267,821	£121,252,672	£115,161,771	£111,777,937
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£129,999,680	£110,951,840	£106,671,218	£106,265,947	£105,252,766	£99,173,683	£95,796,414
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£112,875,955	£94,896,328	£90,622,745	£90,218,144	£89,206,642	£83,137,629	£79,765,955
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£95,709,554	£78,796,710	£74,528,940	£74,124,896	£73,114,783	£67,031,880	£63,631,288

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

	£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£32,400,479	-£59,661,869	-£63,327,664	-£63,737,216	-£64,761,097	-£70,904,385	-£74,317,323
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£48,974,110	-£74,682,604	-£78,992,561	-£79,400,615	-£80,420,749	-£86,541,560	-£89,942,009
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£65,797,400	-£90,410,281	-£94,705,705	-£95,112,384	-£96,129,079	-£102,229,250	-£105,618,234
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£82,682,085	-£106,184,439	-£110,466,622	-£110,872,046	-£111,885,605	-£117,966,959	-£121,345,490
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£99,630,592	-£122,004,615	-£126,274,835	-£126,679,125	-£127,689,849	-£133,754,190	-£137,148,748
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£116,623,579	-£137,870,348	-£142,129,871	-£142,533,146	-£143,541,331	-£149,639,484	-£153,030,863
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£133,660,598	-£153,781,173	-£158,066,994	-£158,473,054	-£159,488,203	-£165,579,104	-£168,962,938
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£150,741,195	-£169,789,035	-£174,069,657	-£174,474,928	-£175,488,109	-£181,567,192	-£184,944,461
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£167,864,920	-£185,844,547	-£190,118,130	-£190,522,731	-£191,534,233	-£197,603,246	-£200,974,920
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£185,031,321	-£201,944,165	-£206,211,935	-£206,615,979	-£207,626,092	-£213,708,995	-£217,100,587

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

	£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£100,866,771	£72,962,586	£68,619,638	£68,208,463	£67,180,525	£61,012,901	£57,586,443
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£84,134,846	£57,329,256	£53,003,461	£52,593,909	£51,570,028	£45,426,740	£42,013,802
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£67,357,015	£41,648,521	£37,338,564	£36,930,510	£35,910,376	£29,789,565	£26,389,116
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£50,533,725	£25,920,844	£21,625,420	£21,218,741	£20,202,046	£14,101,875	£10,712,891
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£33,649,040	£10,146,686	£5,864,503	£5,459,079	£4,445,520	-£1,636,834	-£5,015,365
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£16,700,533	-£5,673,490	-£9,943,710	-£10,348,000	-£11,358,724	-£17,423,065	-£20,817,623
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£297,454	-£22,539,223	-£26,798,746	-£27,202,021	-£27,210,046	-£33,309,199	-£36,690,738
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£17,329,473	-£37,450,048	-£41,735,869	-£42,141,929	-£43,157,078	-£49,247,979	-£52,631,813
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£34,410,070	-£53,457,910	-£57,738,532	-£58,143,803	-£59,156,984	-£65,236,067	-£68,613,336
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£51,533,795	-£69,513,422	-£73,787,005	-£74,191,606	-£75,203,105	-£81,272,121	-£84,643,795
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£68,700,196	-£85,613,040	-£89,880,810	-£90,284,854	-£91,294,967	-£97,377,870	-£100,778,462

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

	£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£149,099,021	£121,164,836	£116,821,888	£116,410,713	£115,382,775	£109,215,151	£105,788,693
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£132,337,096	£105,531,506	£101,205,711	£100,796,159	£99,772,278	£93,628,990	£90,216,052
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£115,559,265	£89,850,771	£85,540,814	£85,132,760	£84,112,626	£77,991,815	£74,591,366
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£98,735,975	£74,123,094	£69,827,670	£69,420,991	£68,404,296	£62,304,125	£58,915,141
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£81,851,290	£58,348,936	£54,066,753	£53,661,329	£52,647,770	£46,566,416	£43,187,885
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£64,902,783	£42,528,760	£38,258,540	£37,854,250	£36,843,526	£30,779,185	£27,384,627
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£47,909,796	£26,663,027	£22,403,504	£22,000,229	£20,992,044	£14,893,891	£11,502,512
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£30,872,777	£10,752,202	£6,466,381	£6,060,321	£5,045,172	-£1,045,726	-£4,429,563
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£13,792,180	-£5,255,660	-£9,536,282	-£9,941,553	-£10,954,734	-£17,033,817	-£20,411,086
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£3,331,245	-£21,311,172	-£25,584,755	-£25,989,356	-£27,000,858	-£33,069,871	-£36,441,545
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£20,497,846	-£37,410,790	-£41,678,560	-£42,082,604	-£43,092,717	-£49,175,620	-£52,576,212

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

	£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£206,048,646	£178,144,461	£173,811,513	£173,390,339	£172,362,400	£166,194,776	£162,768,318
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£189,316,721	£162,511,131	£158,185,336	£157,775,784	£156,751,903	£150,608,615	£147,195,677
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£172,538,890	£146,830,396	£142,520,439	£142,112,385	£141,092,251	£134,971,440	£131,570,991
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£155,715,600	£131,102,719	£126,807,295	£126,400,616	£125,383,921	£119,283,750	£115,894,766
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£138,830,915	£115,328,561	£111,046,378	£110,640,954	£109,627,395	£103,546,041	£100,167,510
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£121,882,408	£99,508,385	£95,238,165	£94,833,875	£93,823,151	£87,758,810	£84,364,252
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£104,889,421	£83,642,652	£79,383,129	£78,979,854	£77,971,669	£71,873,516	£68,482,137
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£87,852,402	£67,731,827	£63,446,006	£63,039,946	£62,024,797	£55,933,896	£52,550,062
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£70,771,805	£51,723,965	£47,443,343	£47,038,072	£46,024,891	£39,945,808	£36,568,539
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£53,648,080	£35,668,453	£31,394,870	£30,990,269	£29,978,767	£23,909,754	£20,538,080
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£36,481,679	£19,568,835	£15,301,065	£14,897,021	£13,886,908	£7,804,005	£4,403,413

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units	

Value Area	**Zone A - Medium Central Zone**

No Units	**567**
Site Area	**2.88 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£342,667,937	£313,721,458	£309,414,303	£309,006,526	£307,987,082	£301,835,720	£298,409,261
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£322,066,440	£294,301,198	£290,005,627	£289,596,075	£288,572,193	£282,428,905	£279,015,968
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£301,419,038	£274,830,033	£270,520,076	£270,112,022	£269,091,887	£262,971,078	£259,570,628
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£280,726,178	£255,281,702	£250,986,277	£250,579,600	£249,562,905	£243,462,734	£240,073,750
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£259,988,306	£235,686,891	£231,404,708	£230,999,284	£229,985,725	£223,904,371	£220,525,840
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£239,205,871	£216,046,061	£211,775,841	£211,371,551	£210,360,828	£204,296,486	£200,927,407
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£218,379,321	£196,359,675	£192,100,152	£191,696,878	£190,688,692	£184,639,578	£181,278,958
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£197,509,102	£176,628,197	£172,378,117	£171,975,740	£170,969,797	£164,934,142	£161,581,000
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£176,592,549	£156,852,086	£152,610,210	£152,208,613	£151,204,622	£145,180,677	£141,834,042
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£155,586,086	£137,031,807	£132,796,904	£132,395,974	£131,393,646	£125,379,681	£122,008,580
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£134,536,945	£117,167,820	£112,931,327	£112,527,282	£111,517,170	£105,456,499	£102,089,459

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£81,927,082	£32,980,583	£28,673,428	£28,265,651	£27,246,207	£21,094,845	£17,668,386
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£41,325,565	£13,560,323	£9,264,752	£8,855,200	£7,831,318	£1,688,030	-£1,724,907
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£20,678,163	-£5,910,842	-£10,220,799	-£10,628,853	-£11,648,988	-£17,769,797	-£21,170,247
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£14,597	-£25,459,173	-£29,754,598	-£30,161,275	-£31,177,970	-£37,278,141	-£40,667,125
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£20,752,569	-£45,053,984	-£49,336,167	-£49,741,591	-£50,755,150	-£56,836,504	-£60,215,035
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£41,535,004	-£64,694,814	-£68,965,034	-£69,369,324	-£70,380,047	-£76,444,389	-£79,813,468
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£62,361,554	-£84,381,200	-£88,640,723	-£89,043,997	-£90,052,183	-£96,101,297	-£99,461,917
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£83,231,773	-£104,112,678	-£108,362,758	-£108,765,135	-£109,771,078	-£115,806,733	-£119,159,875
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£104,148,326	-£123,888,789	-£128,130,665	-£128,532,262	-£129,536,253	-£135,560,198	-£138,906,833
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£125,154,789	-£143,709,068	-£147,943,971	-£148,344,901	-£149,347,229	-£155,361,194	-£158,732,295
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£146,203,930	-£163,573,055	-£167,809,548	-£168,213,593	-£169,223,705	-£175,284,376	-£178,651,416

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£178,256,167	£148,911,703	£145,004,559	£144,596,778	£143,577,332	£137,425,970	£133,999,511
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£157,656,690	£129,891,448	£125,595,877	£125,186,325	£124,162,443	£118,019,155	£114,606,218
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£137,009,288	£110,420,283	£106,110,326	£105,702,272	£104,682,137	£98,561,328	£95,160,878
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£116,316,428	£90,871,952	£86,576,527	£86,169,850	£85,153,155	£79,052,984	£75,664,000
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£95,578,556	£71,277,141	£66,994,958	£66,589,534	£65,575,975	£59,494,621	£56,116,090
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£74,796,121	£51,636,311	£47,366,091	£46,961,801	£45,951,078	£39,886,736	£36,517,657
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£53,969,571	£31,949,925	£27,690,402	£27,287,128	£26,278,942	£20,229,828	£16,869,208
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£33,099,352	£12,218,447	£7,968,367	£7,565,990	£6,560,047	£524,392	-£2,828,750
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£12,182,799	-£7,557,664	-£11,799,540	-£12,201,137	-£13,205,128	-£19,229,073	-£22,575,708
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£8,822,664	-£27,377,943	-£31,612,846	-£32,013,776	-£33,016,104	-£39,030,069	-£42,401,170
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£29,872,805	-£47,241,930	-£51,478,423	-£51,882,468	-£52,892,580	-£58,953,251	-£62,320,291

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£226,460,437	£197,513,958	£193,206,803	£192,799,026	£191,779,582	£185,628,220	£182,201,761
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£205,858,940	£178,093,698	£173,798,127	£173,388,575	£172,364,693	£166,221,405	£162,808,468
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£185,211,538	£158,622,533	£154,312,576	£153,904,522	£152,884,387	£146,763,578	£143,363,128
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£164,518,678	£139,074,202	£134,778,777	£134,372,100	£133,355,405	£127,255,234	£123,866,250
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£143,780,806	£119,479,391	£115,197,208	£114,791,784	£113,778,225	£107,696,871	£104,318,340
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£122,998,371	£99,838,561	£95,568,341	£95,164,051	£94,153,328	£88,088,986	£84,719,907
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£102,171,821	£80,152,175	£75,892,652	£75,489,378	£74,481,192	£68,432,078	£65,071,458
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£81,301,602	£60,420,697	£56,170,617	£55,768,240	£54,762,297	£48,726,642	£45,373,500
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£60,385,049	£40,644,586	£36,402,710	£36,001,113	£34,997,122	£28,973,177	£25,626,542
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£39,378,586	£20,824,307	£16,589,404	£16,188,474	£15,186,146	£9,172,181	£5,801,080
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£18,329,445	£960,320	-£3,276,173	-£3,680,218	-£4,690,330	-£10,751,001	-£14,118,041

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£263,440,056	£254,493,563	£250,186,428	£249,776,651	£248,757,207	£242,607,845	£239,181,386
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£262,838,565	£235,073,323	£230,777,752	£230,368,200	£229,344,318	£223,201,030	£219,788,093
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£242,191,163	£215,602,158	£211,292,201	£210,884,147	£209,864,012	£203,743,203	£200,342,753
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£221,498,303	£196,053,827	£191,758,402	£191,351,725	£190,335,030	£184,234,859	£180,845,875
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£200,760,431	£176,459,016	£172,176,833	£171,771,409	£170,757,850	£164,676,496	£161,297,965
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£179,977,996	£156,818,186	£152,547,966	£152,143,676	£151,132,953	£145,068,611	£141,699,532
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£159,151,446	£137,131,800	£132,872,277	£132,469,003	£131,460,817	£125,411,703	£122,051,083
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£138,281,227	£117,400,322	£113,150,242	£112,747,865	£111,741,922	£105,706,267	£102,353,125
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£117,364,674	£97,624,211	£93,382,335	£92,980,738	£91,976,747	£85,952,802	£82,606,167
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£96,358,211	£77,803,932	£73,569,029	£73,168,099	£72,165,771	£66,151,806	£62,780,705
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£75,309,070	£57,939,945	£53,703,452	£53,299,407	£52,289,295	£46,228,624	£42,861,584

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units	

Value Area	Zone A - Higher Central Zone

No Units	567
Site Area	2.88 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£388,891,602	£357,237,979	£352,930,826	£352,523,048	£351,503,605	£345,386,945	£341,988,800
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£364,078,923	£335,641,894	£331,351,754	£330,945,586	£329,930,165	£323,837,641	£320,452,906
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£341,220,338	£313,998,795	£309,724,361	£309,319,678	£308,307,974	£302,237,743	£298,865,392
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£318,316,294	£292,309,138	£288,049,118	£287,645,800	£286,637,507	£280,577,652	£277,188,669
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£295,367,239	£270,573,383	£266,326,495	£265,924,422	£264,917,414	£258,836,059	£255,457,529
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£272,373,621	£248,791,989	£244,524,299	£244,120,010	£243,109,286	£237,044,944	£233,675,865
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£249,335,887	£226,924,903	£222,665,380	£222,262,106	£221,253,919	£215,204,805	£211,844,186
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£226,254,485	£205,010,194	£200,760,113	£200,357,736	£199,351,794	£193,316,139	£189,962,998
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£203,129,862	£183,050,853	£178,808,976	£178,407,380	£177,403,388	£171,379,444	£168,032,809
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£179,962,467	£161,047,343	£156,812,441	£156,411,509	£155,409,183	£149,395,217	£146,054,125
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£156,724,026	£139,000,126	£134,770,984	£134,370,604	£133,369,654	£127,363,955	£124,027,456

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£106,150,727	£76,497,104	£72,188,951	£71,782,173	£70,762,730	£64,646,070	£61,247,925
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£83,338,048	£54,901,019	£50,610,879	£50,204,711	£49,189,290	£43,096,766	£39,712,031
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£60,479,463	£33,257,920	£28,983,486	£28,578,803	£27,567,099	£21,496,868	£18,124,517
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£37,575,419	£11,568,263	£7,308,243	£6,904,925	£5,896,632	-£159,225	-£3,552,208
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£14,626,364	-£10,187,492	-£14,414,380	-£14,816,453	-£15,823,451	-£21,904,816	-£25,283,346
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£8,367,254	-£31,948,886	-£36,216,576	-£36,620,865	-£37,631,589	-£43,695,931	-£47,065,010
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£31,404,988	-£53,815,972	-£58,075,495	-£58,478,769	-£59,486,956	-£65,536,070	-£68,896,689
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£54,486,390	-£75,730,681	-£79,980,762	-£80,383,139	-£81,389,081	-£87,424,736	-£90,777,877
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£77,611,013	-£97,690,022	-£101,931,899	-£102,333,495	-£103,337,487	-£109,361,431	-£112,708,066
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£100,778,408	-£119,693,532	-£123,928,434	-£124,329,366	-£125,331,692	-£131,345,658	-£134,688,750
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£124,016,849	-£141,740,749	-£145,969,891	-£146,370,271	-£147,371,221	-£153,376,920	-£156,713,419

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£222,481,852	£192,828,229	£188,521,076	£188,113,298	£187,093,855	£180,977,195	£177,579,050
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£199,669,173	£171,232,144	£166,942,004	£166,535,836	£165,520,415	£159,427,891	£156,043,156
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£176,810,588	£149,589,045	£145,314,611	£144,909,928	£143,898,224	£137,827,993	£134,455,642
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£153,906,544	£127,899,388	£123,639,368	£123,236,050	£122,227,757	£116,167,902	£112,778,919
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£130,957,489	£106,163,633	£101,916,745	£101,514,672	£100,507,664	£94,426,309	£91,047,779
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£107,963,871	£84,382,239	£80,114,549	£79,710,260	£78,699,536	£72,635,194	£69,266,115
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£84,926,137	£62,515,153	£58,255,630	£57,852,356	£56,844,169	£50,795,055	£47,434,436
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£61,844,735	£40,600,444	£36,350,363	£35,947,986	£34,942,044	£28,906,389	£25,553,248
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£38,720,112	£18,641,103	£14,399,226	£13,997,630	£12,993,638	£8,969,694	£3,623,059
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£15,552,717	-£3,362,407	-£7,597,309	-£7,998,241	-£9,000,567	-£15,014,533	-£18,355,625
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£7,685,724	-£25,409,624	-£29,638,766	-£30,039,146	-£31,040,096	-£37,045,795	-£40,382,294

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£270,694,102	£241,030,479	£236,722,326	£236,315,548	£235,296,105	£229,179,445	£225,781,300
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£247,871,423	£219,434,394	£215,144,254	£214,738,086	£213,722,665	£207,630,141	£204,245,406
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£225,012,838	£197,791,295	£193,516,861	£193,112,178	£192,100,474	£186,030,243	£182,657,892
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£202,108,794	£176,101,638	£171,841,618	£171,438,300	£170,430,007	£164,370,152	£160,981,169
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£179,159,739	£154,365,883	£150,118,995	£149,716,922	£148,709,914	£142,628,559	£139,250,029
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£156,166,121	£132,584,489	£128,316,799	£127,912,510	£126,901,786	£120,837,444	£117,468,365
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£133,128,387	£110,717,403	£106,457,880	£106,054,606	£105,046,419	£98,997,305	£95,636,686
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£110,046,985	£88,802,694	£84,552,613	£84,150,236	£83,144,294	£77,108,639	£73,755,498
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£86,922,362	£66,843,353	£62,601,476	£62,199,880	£61,195,888	£55,171,944	£51,825,309
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£63,754,967	£44,839,843	£40,604,941	£40,204,009	£39,201,683	£33,187,717	£29,846,625
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£40,516,526	£22,792,626	£18,563,484	£18,163,104	£17,162,154	£11,156,455	£7,819,956

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£307,661,727	£298,010,104	£293,702,951	£293,295,173	£292,275,730	£286,159,070	£282,760,925
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£304,851,048	£276,414,019	£272,123,879	£271,717,711	£270,702,290	£264,609,766	£261,225,031
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£281,992,463	£254,770,920	£250,496,486	£250,091,803	£249,080,099	£243,009,868	£239,637,517
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£259,088,419	£233,081,263	£228,821,243	£228,417,925	£227,409,632	£221,349,777	£217,960,794
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£236,139,364	£211,345,508	£207,098,620	£206,696,547	£205,689,539	£199,608,184	£196,229,654
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£213,145,746	£189,564,114	£185,296,424	£184,892,135	£183,881,411	£177,817,069	£174,447,990
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£190,108,012	£167,697,028	£163,437,505	£163,034,231	£162,026,044	£155,976,930	£152,616,311
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£167,026,610	£145,782,319	£141,532,238	£141,129,861	£140,123,919	£134,088,264	£130,735,123
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£143,901,987	£123,822,978	£119,581,101	£119,179,505	£118,175,513	£112,151,569	£108,804,934
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£120,734,592	£101,819,468	£97,584,566	£97,183,634	£96,181,308	£90,167,342	£86,826,250
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£97,496,151	£79,772,251	£75,543,109	£75,142,729	£74,141,779	£68,136,080	£64,799,581

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units

Value Area	Zone B - £900 psf

No Units	127
Site Area	1.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£6,892,706	-£947,339	-£3,000,396	-£3,124,113	-£3,433,408	-£5,289,173	-£6,320,153
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£5,463,252	-£2,165,982	-£4,211,227	-£4,334,492	-£4,642,853	-£6,491,619	-£7,518,822
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£4,020,919	-£3,398,457	-£5,436,503	-£5,559,350	-£5,866,467	-£7,709,168	-£8,732,889
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£2,565,830	-£4,644,633	-£6,676,089	-£6,798,553	-£7,104,713	-£8,941,676	-£9,962,211
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£1,098,106	-£5,904,379	-£7,929,847	-£8,051,964	-£8,357,255	-£10,189,002	-£11,206,640
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£403,078	-£7,177,566	-£9,197,642	-£9,319,445	-£9,623,954	-£11,451,004	-£12,466,032
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£1,939,737	-£8,464,061	-£10,479,336	-£10,600,861	-£10,904,671	-£12,727,537	-£13,740,241
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£3,489,044	-£9,763,734	-£11,774,794	-£11,896,073	-£12,199,271	-£14,018,461	-£15,029,121
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£5,050,874	-£11,076,456	-£13,083,878	-£13,204,946	-£13,507,616	-£15,323,631	-£16,332,527
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£6,625,100	-£12,402,093	-£14,406,453	-£14,527,343	-£14,829,566	-£16,642,905	-£17,650,315

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£94,512,024	-£102,352,070	-£104,405,127	-£104,528,844	-£104,838,138	-£106,693,903	-£107,724,884
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£95,941,479	-£103,570,713	-£105,615,958	-£105,739,223	-£106,047,383	-£107,896,350	-£108,923,562
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£97,383,612	-£104,803,188	-£106,841,234	-£106,964,081	-£107,271,198	-£109,113,899	-£110,137,820
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£98,838,901	-£106,049,364	-£108,080,820	-£108,203,284	-£108,509,444	-£110,346,407	-£111,366,941
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£100,306,625	-£107,309,110	-£109,334,578	-£109,456,695	-£109,761,986	-£111,593,733	-£112,611,371
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£101,807,808	-£108,582,296	-£110,602,372	-£110,724,176	-£111,028,684	-£112,856,735	-£113,870,763
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£103,344,468	-£109,868,792	-£111,884,067	-£112,005,592	-£112,309,402	-£114,132,268	-£115,144,971
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£104,893,775	-£111,168,465	-£113,179,525	-£113,300,804	-£113,604,002	-£115,423,191	-£116,433,852
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£106,455,604	-£112,481,186	-£114,488,609	-£114,609,677	-£114,912,346	-£116,728,361	-£117,737,258
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£108,029,831	-£113,806,824	-£115,811,184	-£115,932,074	-£116,234,296	-£118,047,636	-£119,055,046

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£52,492,755	-£60,332,801	-£62,385,857	-£62,509,575	-£62,818,869	-£64,674,634	-£65,705,614
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£53,922,210	-£61,551,444	-£63,596,689	-£63,719,953	-£64,028,114	-£65,877,080	-£66,904,293
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£55,364,543	-£62,783,919	-£64,821,965	-£64,944,812	-£65,251,929	-£67,094,629	-£68,118,551
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£56,819,831	-£64,030,095	-£66,061,550	-£66,184,015	-£66,490,175	-£68,327,138	-£69,347,672
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£58,287,555	-£65,289,841	-£67,315,309	-£67,437,426	-£67,742,717	-£69,574,464	-£70,592,102
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£59,788,539	-£66,563,027	-£68,583,103	-£68,704,906	-£69,009,415	-£70,836,466	-£71,851,493
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£61,325,199	-£67,849,523	-£69,864,798	-£69,986,323	-£70,290,133	-£72,112,999	-£73,125,702
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£62,874,506	-£69,149,196	-£71,160,256	-£71,281,535	-£71,584,733	-£73,403,922	-£74,414,583
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£64,436,335	-£70,461,917	-£72,469,340	-£72,590,408	-£72,893,077	-£74,709,092	-£75,717,989
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£66,010,562	-£71,787,555	-£73,791,915	-£73,912,804	-£74,215,027	-£76,028,367	-£77,035,777

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£35,081,909	-£42,921,954	-£44,975,011	-£45,098,728	-£45,408,023	-£47,263,788	-£48,294,768
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£36,511,364	-£44,140,598	-£46,185,842	-£46,309,107	-£46,617,268	-£48,466,234	-£49,493,447
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£37,953,697	-£45,373,073	-£47,411,119	-£47,533,965	-£47,841,083	-£49,683,783	-£50,707,705
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£39,408,785	-£46,619,249	-£48,650,704	-£48,773,169	-£49,079,329	-£50,916,292	-£51,936,826
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£40,876,509	-£47,878,995	-£49,904,462	-£50,026,580	-£50,331,870	-£52,163,618	-£53,181,256
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£42,377,693	-£49,152,181	-£51,172,257	-£51,294,060	-£51,598,569	-£53,425,619	-£54,440,647
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£43,914,353	-£50,438,676	-£52,453,951	-£52,575,476	-£52,879,287	-£54,702,152	-£55,714,856
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£45,463,660	-£51,738,350	-£53,749,410	-£53,870,688	-£54,173,886	-£55,993,076	-£57,003,737
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£47,025,489	-£53,051,071	-£55,058,494	-£55,179,562	-£55,482,231	-£57,298,246	-£58,307,143
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£48,599,715	-£54,376,709	-£56,381,069	-£56,501,958	-£56,804,181	-£58,617,520	-£59,624,931

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£14,500,640	-£22,340,685	-£24,393,742	-£24,517,459	-£24,826,754	-£26,682,519	-£27,713,499
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£15,930,094	-£23,559,329	-£25,604,573	-£25,727,838	-£26,035,999	-£27,884,965	-£28,912,178
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£17,372,428	-£24,791,804	-£26,829,849	-£26,952,696	-£27,259,814	-£29,102,514	-£30,126,436
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£18,827,716	-£26,037,979	-£28,069,435	-£28,191,899	-£28,498,060	-£30,335,022	-£31,355,557
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£20,295,440	-£27,297,726	-£29,323,193	-£29,445,311	-£29,750,601	-£31,582,349	-£32,599,986
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£21,796,424	-£28,570,912	-£30,590,988	-£30,712,791	-£31,017,300	-£32,844,350	-£33,859,378
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£23,333,084	-£29,857,407	-£31,872,682	-£31,994,207	-£32,298,018	-£34,120,883	-£35,133,587
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£24,882,390	-£31,157,081	-£33,168,140	-£33,289,419	-£33,592,617	-£35,411,807	-£36,422,468
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£26,444,220	-£32,469,802	-£34,477,225	-£34,598,292	-£34,900,962	-£36,716,977	-£37,725,873
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£28,018,446	-£33,795,439	-£35,799,800	-£35,920,689	-£36,222,912	-£38,036,251	-£39,043,662

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units		Value Area	Zone B - £950 psf
No Units	127	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£9,797,162	£1,956,620	-£55,560	-£179,278	-£488,572	-£2,344,337	-£3,375,317
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£8,222,484	£622,119	-£1,413,633	-£1,536,898	-£1,845,058	-£3,694,025	-£4,721,228
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£6,634,928	-£748,105	-£2,786,152	-£2,908,999	-£3,216,115	-£5,058,815	-£6,082,538
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£5,034,616	-£2,141,523	-£4,172,979	-£4,295,443	-£4,601,604	-£6,438,566	-£7,459,101
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£3,421,670	-£3,548,511	-£5,573,979	-£5,696,095	-£6,001,387	-£7,833,134	-£8,850,772
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£1,796,210	-£4,968,938	-£6,989,015	-£7,110,819	-£7,415,327	-£9,242,377	-£10,257,406
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£152,814	-£6,402,676	-£8,417,952	-£8,539,476	-£8,843,287	-£10,666,153	-£11,678,856
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£1,543,796	-£7,849,591	-£9,860,650	-£9,981,930	-£10,285,128	-£12,104,317	-£13,114,978
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£3,255,261	-£9,309,554	-£11,316,977	-£11,438,045	-£11,740,714	-£13,556,729	-£14,565,626
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£4,979,121	-£10,782,434	-£12,786,794	-£12,907,684	-£13,209,906	-£15,023,245	-£16,030,655

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£91,607,569	-£99,448,111	-£101,460,291	-£101,584,009	-£101,893,303	-£103,749,068	-£104,780,048
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£93,182,247	-£100,782,812	-£102,818,363	-£102,941,628	-£103,249,786	-£105,098,756	-£106,125,959
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£94,789,803	-£102,152,836	-£104,190,883	-£104,313,729	-£104,620,846	-£106,463,546	-£107,487,269
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£96,370,114	-£103,546,254	-£105,577,710	-£105,700,174	-£106,006,335	-£107,843,296	-£108,863,832
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£97,983,061	-£104,953,242	-£106,978,710	-£107,100,826	-£107,406,116	-£109,237,865	-£110,255,503
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£99,608,521	-£106,373,669	-£108,393,746	-£108,515,549	-£108,820,058	-£110,647,108	-£111,662,136
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£101,251,917	-£107,807,406	-£109,822,682	-£109,944,206	-£110,248,018	-£112,070,883	-£113,083,587
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£102,948,527	-£109,254,321	-£111,265,381	-£111,386,651	-£111,689,850	-£113,509,048	-£114,519,708
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£104,659,991	-£110,714,284	-£112,721,708	-£112,842,776	-£113,145,444	-£114,961,459	-£115,970,357
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£106,383,852	-£112,187,165	-£114,191,525	-£114,312,414	-£114,614,637	-£116,427,976	-£117,435,386

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£49,588,300	-£57,428,842	-£59,441,021	-£59,564,740	-£59,874,033	-£61,729,798	-£62,760,779
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£51,162,978	-£58,763,543	-£60,799,094	-£60,922,359	-£61,230,517	-£63,079,486	-£64,106,690
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£52,750,533	-£60,133,567	-£62,171,613	-£62,294,460	-£62,601,577	-£64,444,277	-£65,468,000
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£54,350,845	-£61,526,985	-£63,558,441	-£63,680,905	-£63,987,065	-£65,824,027	-£66,844,563
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£55,963,792	-£62,933,973	-£64,959,441	-£65,081,557	-£65,386,849	-£67,218,596	-£68,236,234
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£57,589,252	-£64,354,400	-£66,374,477	-£66,496,280	-£66,800,789	-£68,627,838	-£69,642,867
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£59,232,648	-£65,788,137	-£67,803,413	-£67,924,937	-£68,228,749	-£70,051,614	-£71,064,318
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£60,929,258	-£67,235,052	-£69,246,112	-£69,367,382	-£69,670,590	-£71,489,778	-£72,500,439
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£62,640,722	-£68,695,015	-£70,702,439	-£70,823,507	-£71,126,175	-£72,942,190	-£73,951,088
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£64,364,583	-£70,187,896	-£72,172,256	-£72,293,145	-£72,595,868	-£74,408,706	-£75,416,117

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£32,177,454	-£40,017,995	-£42,030,175	-£42,153,894	-£42,463,187	-£44,318,952	-£45,349,932
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£33,752,132	-£41,352,697	-£43,388,248	-£43,511,513	-£43,819,674	-£45,668,640	-£46,695,844
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£35,339,687	-£42,722,720	-£44,760,767	-£44,883,614	-£45,190,730	-£47,033,431	-£48,057,153
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£36,939,999	-£44,116,139	-£46,147,595	-£46,270,059	-£46,576,219	-£48,413,181	-£49,433,716
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£38,552,946	-£45,523,127	-£47,548,595	-£47,670,711	-£47,976,003	-£49,807,750	-£50,825,388
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£40,178,406	-£46,943,554	-£48,963,631	-£49,085,434	-£49,389,943	-£51,216,992	-£52,232,021
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£41,821,802	-£48,377,291	-£50,392,567	-£50,514,091	-£50,817,902	-£52,640,768	-£53,653,471
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£43,518,412	-£49,824,206	-£51,835,266	-£51,956,536	-£52,259,744	-£54,078,932	-£55,089,593
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£45,229,876	-£51,284,169	-£53,291,593	-£53,412,661	-£53,715,329	-£55,531,344	-£56,540,242
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£46,953,736	-£52,757,049	-£54,761,410	-£54,882,299	-£55,184,522	-£56,997,860	-£58,005,271

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£11,596,184	-£19,436,726	-£21,448,906	-£21,572,624	-£21,881,918	-£23,737,683	-£24,768,663
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£13,170,862	-£20,771,427	-£22,806,979	-£22,930,244	-£23,238,405	-£25,087,371	-£26,114,575
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£14,758,418	-£22,141,451	-£24,179,498	-£24,302,345	-£24,609,461	-£26,452,162	-£27,475,884
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£16,358,730	-£23,534,870	-£25,566,325	-£25,688,790	-£25,994,950	-£27,831,912	-£28,852,447
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£17,971,676	-£24,941,857	-£26,967,325	-£27,089,442	-£27,394,733	-£29,226,481	-£30,244,119
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£19,597,136	-£26,362,285	-£28,382,362	-£28,504,165	-£28,808,674	-£30,635,723	-£31,650,752
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£21,240,532	-£27,796,022	-£29,811,298	-£29,932,822	-£30,236,633	-£32,059,499	-£33,072,202
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£22,937,142	-£29,242,937	-£31,253,997	-£31,375,267	-£31,678,474	-£33,497,663	-£34,508,324
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£24,648,607	-£30,702,900	-£32,710,324	-£32,831,391	-£33,134,060	-£34,950,075	-£35,958,973
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£26,372,467	-£32,175,780	-£34,180,140	-£34,301,030	-£34,603,253	-£36,416,591	-£37,424,001

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units		Value Area	Zone B - £1,000 psf
No Units	**127**	**Sales value inflation**	**Base**
Site Area	**1.04 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£12,701,617	£4,814,633	£2,822,823	£2,702,795	£2,402,729	£591,474	-£430,481
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£10,981,717	£3,344,762	£1,360,531	£1,240,943	£938,220	-£896,431	-£1,923,634
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£9,248,939	£1,861,471	-£135,799	-£258,646	-£565,763	-£2,408,463	-£3,432,186
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£7,503,403	£356,154	-£1,669,868	-£1,792,333	-£2,098,493	-£3,935,456	-£4,955,990
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£5,745,234	-£1,192,642	-£3,218,110	-£3,340,226	-£3,645,518	-£5,477,265	-£6,494,903
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£3,974,551	-£2,760,312	-£4,780,388	-£4,902,192	-£5,206,700	-£7,033,751	-£8,048,778
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£2,191,477	-£4,341,290	-£6,356,566	-£6,478,091	-£6,781,902	-£8,604,767	-£9,617,471
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£395,418	-£5,935,448	-£7,946,508	-£8,067,787	-£8,370,985	-£10,190,174	-£11,200,835
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£1,459,647	-£7,542,653	-£9,550,075	-£9,671,143	-£9,973,813	-£11,789,828	-£12,798,724
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£3,333,141	-£9,162,774	-£11,167,135	-£11,288,023	-£11,590,247	-£13,403,586	-£14,410,996

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£98,703,114	-£96,590,998	-£98,581,908	-£98,701,935	-£99,002,002	-£100,813,257	-£101,835,212
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£90,423,014	-£88,059,969	-£100,044,200	-£100,163,788	-£100,466,511	-£102,301,161	-£103,328,366
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£92,155,792	-£89,543,259	-£101,540,530	-£101,663,377	-£101,970,493	-£103,813,194	-£104,836,916
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£93,901,327	-£101,048,577	-£103,074,599	-£103,197,064	-£103,503,224	-£105,340,187	-£106,360,721
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£95,659,498	-£102,597,373	-£104,622,841	-£104,744,957	-£105,050,240	-£106,881,998	-£107,899,834
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£97,430,179	-£104,165,043	-£106,185,119	-£106,306,922	-£106,611,431	-£108,438,481	-£109,453,509
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£99,213,253	-£105,746,021	-£107,761,297	-£107,882,822	-£108,186,632	-£110,009,498	-£111,022,201
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£101,009,313	-£107,340,179	-£109,351,238	-£109,472,517	-£109,775,715	-£111,594,906	-£112,605,506
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£102,864,377	-£108,947,383	-£110,954,606	-£111,075,874	-£111,378,543	-£113,194,558	-£114,203,455
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£104,737,872	-£110,567,505	-£112,571,866	-£112,692,754	-£112,994,978	-£114,808,316	-£115,815,727

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£48,683,844	-£54,570,828	-£56,562,639	-£56,682,666	-£56,982,733	-£58,793,988	-£59,815,943
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£48,403,745	-£56,040,700	-£58,024,931	-£58,144,518	-£58,447,242	-£60,281,892	-£61,309,098
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£50,136,523	-£57,523,990	-£59,521,261	-£59,644,108	-£59,951,224	-£61,793,924	-£62,817,647
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£51,882,058	-£59,029,308	-£61,055,330	-£61,177,794	-£61,483,955	-£63,320,917	-£64,341,452
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£53,640,227	-£60,578,104	-£62,603,572	-£62,725,688	-£63,030,980	-£64,862,727	-£65,880,565
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£55,410,910	-£62,145,774	-£64,165,850	-£64,287,653	-£64,592,162	-£66,419,212	-£67,434,240
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£57,193,984	-£63,726,752	-£65,742,028	-£65,863,553	-£66,167,363	-£67,990,229	-£69,002,932
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£59,990,043	-£65,320,910	-£67,331,969	-£67,453,248	-£67,756,446	-£69,575,636	-£70,586,236
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£60,845,108	-£66,928,114	-£68,935,537	-£69,056,805	-£69,359,474	-£71,175,289	-£72,184,186
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£62,718,603	-£68,548,235	-£70,552,597	-£70,673,485	-£70,975,709	-£72,789,047	-£73,796,457

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£29,272,998	-£37,159,982	-£39,151,793	-£39,271,820	-£39,571,887	-£41,383,142	-£42,405,096
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£30,992,898	-£38,629,854	-£40,614,085	-£40,733,672	-£41,036,396	-£42,871,046	-£43,898,252
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£32,725,677	-£40,113,144	-£42,110,415	-£42,233,262	-£42,540,378	-£44,383,078	-£45,406,801
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£34,471,212	-£41,618,462	-£43,644,484	-£43,766,948	-£44,073,108	-£45,910,071	-£46,930,606
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£36,229,381	-£43,167,258	-£45,192,726	-£45,314,842	-£45,620,134	-£47,451,891	-£48,469,519
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£38,000,064	-£44,734,928	-£46,755,004	-£46,876,807	-£47,181,316	-£49,008,366	-£50,023,394
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£39,783,138	-£46,315,906	-£48,331,182	-£48,452,707	-£48,756,517	-£50,579,383	-£51,592,086
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£41,579,197	-£47,910,063	-£49,921,123	-£50,042,402	-£50,345,600	-£52,164,790	-£53,175,450
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£43,434,262	-£49,517,268	-£51,524,691	-£51,645,759	-£51,948,428	-£53,764,443	-£54,773,340
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£45,307,756	-£51,137,389	-£53,141,750	-£53,262,639	-£53,564,863	-£55,378,201	-£56,385,611

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£8,891,729	-£16,878,713	-£18,870,524	-£18,990,551	-£19,290,617	-£21,101,872	-£21,823,827
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£10,411,629	-£18,048,584	-£20,032,816	-£20,152,403	-£20,455,126	-£22,289,777	-£23,316,980
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£12,144,407	-£19,531,875	-£21,529,146	-£21,651,992	-£21,959,109	-£23,801,809	-£24,825,532
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£13,889,943	-£21,037,193	-£23,063,215	-£23,185,679	-£23,491,839	-£25,328,802	-£26,349,336
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£15,648,112	-£22,585,989	-£24,611,456	-£24,733,573	-£25,038,864	-£26,870,612	-£27,888,449
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£17,418,795	-£24,153,658	-£26,173,734	-£26,295,538	-£26,600,046	-£28,427,097	-£29,442,124
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£19,201,869	-£25,734,636	-£27,749,912	-£27,871,437	-£28,175,248	-£29,998,113	-£31,010,817
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£20,997,928	-£27,328,794	-£29,339,854	-£29,461,133	-£29,764,331	-£31,583,520	-£32,594,121
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£22,852,993	-£28,935,999	-£30,943,422	-£31,064,490	-£31,367,159	-£33,183,174	-£34,192,071
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£24,726,487	-£30,556,120	-£32,560,481	-£32,681,370	-£32,983,593	-£34,796,932	-£35,804,342

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units		Value Area	Zone B - £1,050 psf
No Units	127	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£15,606,073	£7,672,645	£5,680,835	£5,560,809	£5,260,741	£3,460,337	£2,460,113
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£13,740,949	£6,059,873	£4,075,643	£3,956,055	£3,657,087	£1,863,280	£860,825
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£11,862,948	£4,433,682	£2,456,435	£2,337,253	£2,039,298	£238,254	-£781,833
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£9,972,191	£2,794,198	£820,719	£700,095	£398,536	-£1,432,345	-£2,452,880
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£8,068,798	£1,141,550	-£862,242	-£984,359	-£1,289,649	-£3,121,398	-£4,139,034
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£6,152,893	-£551,685	-£2,571,762	-£2,693,565	-£2,998,073	-£4,825,123	-£5,840,152
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£4,224,596	-£2,279,906	-£4,295,182	-£4,416,706	-£4,720,517	-£6,543,383	-£7,556,086
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£2,284,029	-£4,021,304	-£6,032,364	-£6,153,644	-£6,456,842	-£8,276,030	-£9,286,691
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£330,918	-£5,775,751	-£7,783,174	-£7,904,242	-£8,206,911	-£10,022,927	-£11,031,823
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£1,687,162	-£7,543,115	-£9,547,475	-£9,668,364	-£9,970,587	-£11,783,926	-£12,791,337

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£85,798,658	-£93,732,066	-£95,723,896	-£95,843,922	-£96,143,990	-£97,944,394	-£98,944,618
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£87,660,782	-£95,344,658	-£97,336,088	-£97,456,675	-£97,747,444	-£99,541,451	-£100,543,906
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£89,541,785	-£96,971,049	-£98,948,296	-£99,067,478	-£99,365,433	-£101,166,477	-£102,186,564
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£91,432,540	-£98,610,532	-£100,584,012	-£100,704,635	-£101,006,195	-£102,837,076	-£103,857,610
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£93,335,933	-£100,263,181	-£102,286,973	-£102,389,089	-£102,694,380	-£104,526,128	-£105,543,765
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£95,251,838	-£101,956,416	-£103,976,493	-£104,098,296	-£104,402,804	-£106,229,854	-£107,244,883
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£97,180,134	-£103,684,836	-£105,699,912	-£105,821,436	-£106,125,248	-£107,948,113	-£108,960,817
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£99,120,702	-£105,426,035	-£107,437,095	-£107,558,375	-£107,861,573	-£109,680,761	-£110,691,422
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£101,073,813	-£107,180,481	-£109,187,905	-£109,308,973	-£109,611,642	-£111,427,657	-£112,430,554
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£103,091,893	-£108,947,845	-£110,952,208	-£111,073,095	-£111,375,318	-£113,188,857	-£114,196,067

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£43,779,380	-£51,712,816	-£53,704,627	-£53,824,653	-£54,124,721	-£55,925,124	-£56,925,348
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£45,644,513	-£53,325,589	-£55,309,819	-£55,429,406	-£55,720,174	-£57,522,182	-£58,524,636
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£47,522,513	-£54,951,780	-£56,929,027	-£57,048,208	-£57,346,163	-£59,147,208	-£60,167,295
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£49,413,271	-£56,591,263	-£58,564,743	-£58,685,366	-£58,986,926	-£60,817,807	-£61,838,341
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£51,316,663	-£58,243,911	-£60,267,704	-£60,369,820	-£60,675,111	-£62,506,859	-£63,524,496
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£53,232,569	-£59,937,147	-£61,957,224	-£62,079,027	-£62,383,535	-£64,210,585	-£65,225,614
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£55,160,885	-£61,665,587	-£63,680,643	-£63,802,167	-£64,105,979	-£65,928,844	-£66,941,548
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£57,101,433	-£63,406,766	-£65,417,826	-£65,539,106	-£65,842,303	-£67,661,492	-£68,672,153
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£59,054,544	-£65,161,212	-£67,168,636	-£67,289,704	-£67,592,372	-£69,408,388	-£70,417,285
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£61,072,624	-£66,928,576	-£68,932,938	-£69,053,826	-£69,356,049	-£71,169,588	-£72,176,798

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£26,368,543	-£34,301,970	-£36,293,781	-£36,413,807	-£36,713,874	-£38,514,278	-£39,514,502
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£28,233,667	-£35,914,742	-£37,898,973	-£38,018,560	-£38,309,328	-£40,111,336	-£41,113,790
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£30,111,667	-£37,540,934	-£39,518,181	-£39,637,362	-£39,935,317	-£41,736,361	-£42,756,449
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£32,002,425	-£39,180,417	-£41,153,897	-£41,274,520	-£41,576,079	-£43,406,961	-£44,427,495
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£33,905,817	-£40,833,065	-£42,856,858	-£42,958,974	-£43,264,265	-£45,096,013	-£46,113,650
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£35,821,723	-£42,526,300	-£44,546,377	-£44,668,181	-£44,972,688	-£46,799,739	-£47,814,768
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£37,750,019	-£44,254,721	-£46,269,797	-£46,391,321	-£46,695,133	-£48,517,998	-£49,530,702
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£39,690,586	-£45,995,920	-£48,006,979	-£48,128,259	-£48,431,457	-£50,250,646	-£51,261,307
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£41,643,696	-£47,750,366	-£49,757,790	-£49,878,858	-£50,181,526	-£51,997,542	-£53,006,439
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£43,661,777	-£49,517,730	-£51,522,090	-£51,642,980	-£51,945,202	-£53,758,742	-£54,765,952

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£5,757,274	-£13,720,701	-£15,712,511	-£15,832,538	-£16,132,605	-£17,933,009	-£18,933,233
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£7,652,397	-£15,333,473	-£17,317,703	-£17,437,291	-£17,736,259	-£19,538,067	-£20,532,521
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£9,530,398	-£16,959,664	-£18,936,911	-£19,056,093	-£19,354,048	-£21,155,092	-£22,175,179
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£11,421,156	-£18,599,148	-£20,572,627	-£20,693,251	-£20,994,810	-£22,825,691	-£23,846,226
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£13,324,548	-£20,251,796	-£22,255,588	-£22,377,705	-£22,682,995	-£24,514,744	-£25,532,380
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£15,240,454	-£21,945,031	-£23,965,108	-£24,086,911	-£24,391,419	-£26,218,470	-£27,233,498
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£17,168,750	-£23,673,452	-£25,688,528	-£25,810,052	-£26,113,863	-£27,936,729	-£28,949,432
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£19,109,317	-£25,414,650	-£27,425,710	-£27,546,990	-£27,850,188	-£29,669,377	-£30,680,037
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£21,062,428	-£27,169,097	-£29,176,521	-£29,297,589	-£29,600,257	-£31,416,273	-£32,425,170
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£23,080,508	-£28,936,461	-£30,940,821	-£31,061,710	-£31,363,933	-£33,177,472	-£34,184,683

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units		Value Area	Zone B - £1,100 psf
No Units	**127**	**Sales value inflation**	**Base**
Site Area	**1.04 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£18,481,950	£10,530,658	£8,538,848	£8,418,821	£8,118,754	£6,318,350	£5,318,125
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£16,488,346	£8,774,985	£6,790,754	£6,671,167	£6,372,200	£4,578,391	£3,581,832
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£14,476,958	£7,005,893	£5,028,646	£4,909,465	£4,611,509	£2,823,780	£1,830,597
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£12,440,978	£5,223,510	£3,252,656	£3,133,845	£2,836,818	£1,054,656	£49,475
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£10,392,363	£3,427,980	£1,462,916	£1,344,443	£1,048,259	-£765,529	-£1,783,166
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£8,331,235	£1,619,371	-£363,135	-£484,938	-£789,447	-£2,616,497	-£3,631,525
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£6,257,715	-£218,520	-£2,233,796	-£2,355,321	-£2,659,132	-£4,481,997	-£5,494,701
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£4,171,925	-£2,107,162	-£4,118,221	-£4,239,500	-£4,542,898	-£6,361,888	-£7,372,549
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£2,073,987	-£4,008,850	-£6,016,273	-£6,137,340	-£6,440,010	-£8,256,025	-£9,264,922
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£41,183	-£5,923,455	-£7,927,816	-£8,048,704	-£8,350,928	-£10,164,266	-£11,171,677

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£82,922,781	-£90,874,072	-£92,865,883	-£92,985,910	-£93,285,977	-£95,086,380	-£96,086,605
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£84,916,384	-£92,629,745	-£94,613,977	-£94,733,564	-£95,032,531	-£96,806,340	-£97,822,899
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£86,927,773	-£94,398,838	-£96,376,085	-£96,495,266	-£96,793,221	-£98,580,951	-£99,574,133
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£88,963,753	-£96,181,221	-£98,152,075	-£98,270,886	-£98,567,913	-£100,350,075	-£101,355,256
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£91,012,368	-£97,976,771	-£99,941,815	-£100,060,288	-£100,356,472	-£102,170,259	-£103,187,897
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£93,073,496	-£99,785,359	-£101,767,866	-£101,889,669	-£102,194,178	-£104,021,228	-£105,036,256
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£95,147,016	-£101,623,251	-£103,636,527	-£103,760,052	-£104,063,862	-£105,886,728	-£106,899,431
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£97,232,805	-£103,511,892	-£105,522,852	-£105,644,231	-£105,947,420	-£107,766,619	-£108,777,279
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£99,330,744	-£105,413,580	-£107,421,003	-£107,542,071	-£107,844,741	-£109,660,756	-£110,669,553
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£101,445,914	-£107,328,198	-£109,332,548	-£109,453,435	-£109,755,659	-£111,568,997	-£112,576,407

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£40,903,512	-£48,854,803	-£50,848,614	-£50,966,641	-£51,266,707	-£53,067,111	-£54,067,336
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£42,897,115	-£50,610,476	-£52,594,707	-£52,714,295	-£53,013,262	-£54,807,071	-£55,803,630
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£44,908,504	-£52,379,568	-£54,356,815	-£54,475,997	-£54,773,952	-£56,561,681	-£57,554,864
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£46,944,484	-£54,161,952	-£56,132,805	-£56,251,617	-£56,548,643	-£58,330,806	-£59,335,986
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£48,993,099	-£55,957,502	-£57,922,545	-£58,041,019	-£58,337,203	-£60,150,990	-£61,168,628
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£51,054,227	-£57,766,090	-£59,748,596	-£59,870,400	-£60,174,908	-£62,001,959	-£63,016,986
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£53,127,746	-£59,603,982	-£61,619,258	-£61,740,783	-£62,044,593	-£63,867,459	-£64,880,162
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£55,213,536	-£61,492,623	-£63,503,583	-£63,624,962	-£63,928,150	-£65,747,349	-£66,758,010
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£57,311,475	-£63,394,311	-£65,401,734	-£65,522,802	-£65,825,471	-£67,641,486	-£68,650,284
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£59,426,645	-£65,308,917	-£67,313,277	-£67,434,166	-£67,736,389	-£69,549,728	-£70,557,138

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£23,492,666	-£31,443,957	-£33,435,767	-£33,555,795	-£33,855,861	-£35,656,265	-£36,656,490
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£25,486,269	-£33,199,630	-£35,183,861	-£35,303,449	-£35,602,416	-£37,396,224	-£38,392,784
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£27,497,658	-£34,968,722	-£36,945,969	-£37,065,151	-£37,363,106	-£39,150,835	-£40,144,018
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£29,533,638	-£36,751,105	-£38,721,959	-£38,840,771	-£39,137,797	-£40,919,960	-£41,925,140
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£31,582,253	-£38,546,656	-£40,511,699	-£40,630,173	-£40,926,357	-£42,740,144	-£43,757,782
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£33,643,381	-£40,355,244	-£42,337,750	-£42,459,553	-£42,764,062	-£44,591,113	-£45,606,140
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£35,716,900	-£42,193,136	-£44,208,412	-£44,329,937	-£44,633,747	-£46,456,613	-£47,469,316
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£37,802,690	-£44,081,777	-£46,092,737	-£46,214,116	-£46,517,304	-£48,336,503	-£49,347,164
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£39,900,629	-£45,983,465	-£47,990,888	-£48,111,956	-£48,414,625	-£50,230,640	-£51,239,538
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£42,015,798	-£47,898,071	-£49,902,431	-£50,023,319	-£50,325,543	-£52,138,881	-£53,146,292

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£2,911,396	-£10,862,688	-£12,854,498	-£12,974,525	-£13,274,592	-£15,074,996	-£16,075,221
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£4,905,000	-£12,618,361	-£14,602,592	-£14,722,180	-£15,021,147	-£16,814,955	-£17,811,515
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£6,916,388	-£14,387,453	-£16,364,700	-£16,483,882	-£16,781,837	-£18,569,566	-£19,562,749
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£8,952,368	-£16,169,836	-£18,140,690	-£18,259,501	-£18,556,528	-£20,338,690	-£21,343,871
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£11,000,983	-£17,965,386	-£19,930,430	-£20,048,904	-£20,345,087	-£22,158,875	-£23,176,512
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£13,062,111	-£19,773,975	-£21,756,481	-£21,878,284	-£22,182,793	-£24,009,843	-£25,024,871
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£15,135,631	-£21,611,866	-£23,627,142	-£23,748,667	-£24,052,478	-£25,875,343	-£26,888,047
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£17,221,421	-£23,500,508	-£25,511,467	-£25,632,846	-£25,936,034	-£27,755,234	-£28,765,895
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£19,319,359	-£25,402,196	-£27,409,619	-£27,530,687	-£27,833,356	-£29,649,371	-£30,658,169
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£21,434,529	-£27,316,802	-£29,321,162	-£29,442,050	-£29,744,274	-£31,557,612	-£32,565,023

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units		Value Area	Zone B - £1,150 psf
No Units	127	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£21,354,209	£13,388,671	£11,396,860	£11,276,834	£10,976,766	£9,176,362	£8,176,138
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£19,216,992	£11,490,098	£9,505,866	£9,386,279	£9,087,311	£7,293,503	£6,296,943
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£17,067,092	£9,578,105	£7,600,858	£7,481,676	£7,183,721	£5,395,992	£4,402,809
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£14,904,625	£7,652,821	£5,681,967	£5,563,156	£5,266,129	£3,483,966	£2,493,876
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£12,715,927	£5,714,370	£3,749,326	£3,630,852	£3,334,669	£1,557,566	£564,096
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£10,509,576	£3,762,881	£1,803,068	£1,684,898	£1,389,474	-£407,870	-£1,422,898
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£8,290,833	£1,798,480	-£172,412	-£293,936	-£597,747	-£2,420,613	-£3,433,316
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£6,059,821	-£193,018	-£2,204,078	-£2,325,358	-£2,628,555	-£4,447,744	-£5,458,405
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£3,816,660	-£2,241,948	-£4,249,372	-£4,370,439	-£4,673,109	-£6,489,124	-£7,498,021
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£1,561,473	-£4,303,795	-£6,308,155	-£6,429,045	-£6,731,268	-£8,544,607	-£9,552,017

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£80,050,522	-£88,016,060	-£90,007,871	-£90,127,897	-£90,427,965	-£92,228,368	-£93,228,592
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£82,187,738	-£89,914,633	-£91,898,864	-£92,018,452	-£92,317,420	-£94,111,228	-£95,107,788
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£84,337,639	-£91,826,626	-£93,803,873	-£93,923,055	-£94,221,010	-£96,008,739	-£97,001,922
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£86,500,105	-£93,751,910	-£95,722,764	-£95,841,574	-£96,138,602	-£97,920,764	-£98,910,855
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£88,688,804	-£95,690,360	-£97,655,405	-£97,772,878	-£98,070,052	-£99,847,165	-£100,840,635
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£90,895,155	-£97,641,849	-£99,601,663	-£99,719,832	-£100,015,257	-£101,812,601	-£102,827,829
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£93,119,898	-£99,606,251	-£101,577,143	-£101,696,667	-£102,002,478	-£103,825,344	-£104,838,047
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£95,344,910	-£101,597,749	-£103,608,808	-£103,730,088	-£104,033,280	-£105,852,476	-£106,883,136
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£97,588,071	-£103,646,679	-£105,658,102	-£105,775,170	-£106,077,840	-£107,893,855	-£108,902,751
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£99,843,258	-£105,708,526	-£107,712,888	-£107,833,778	-£108,135,998	-£109,949,338	-£110,958,748

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£38,031,252	-£45,996,791	-£47,988,601	-£48,108,628	-£48,408,695	-£50,209,099	-£51,209,323
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£40,168,469	-£47,895,364	-£49,879,595	-£49,999,183	-£50,298,151	-£52,091,958	-£53,088,519
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£42,318,370	-£49,807,357	-£51,784,604	-£51,903,786	-£52,201,741	-£53,989,470	-£54,982,653
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£44,480,836	-£51,732,641	-£53,703,495	-£53,822,305	-£54,119,333	-£55,901,495	-£56,891,586
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£46,669,535	-£53,671,091	-£55,636,136	-£55,754,609	-£56,050,783	-£57,827,896	-£58,821,366
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£48,875,886	-£55,622,580	-£57,582,394	-£57,700,563	-£57,995,988	-£59,793,332	-£60,808,559
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£51,094,628	-£57,586,981	-£59,557,873	-£59,679,397	-£59,983,209	-£61,806,074	-£62,818,778
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£53,325,641	-£59,579,479	-£61,589,539	-£61,710,819	-£62,014,017	-£63,833,206	-£64,843,866
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£55,568,802	-£61,627,409	-£63,634,833	-£63,755,901	-£64,058,570	-£65,874,585	-£66,883,482
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£57,823,989	-£63,689,257	-£65,693,617	-£65,814,506	-£66,118,729	-£67,930,068	-£68,957,479

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£20,620,406	-£28,585,945	-£30,577,755	-£30,697,782	-£30,997,849	-£32,798,253	-£33,798,477
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£22,757,623	-£30,484,518	-£32,468,749	-£32,588,336	-£32,887,305	-£34,681,112	-£35,677,673
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£24,907,524	-£32,396,511	-£34,373,758	-£34,492,939	-£34,790,894	-£36,578,624	-£37,571,807
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£27,069,990	-£34,321,795	-£36,292,649	-£36,411,459	-£36,708,487	-£38,490,649	-£39,480,740
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£29,258,689	-£36,260,245	-£38,225,290	-£38,343,763	-£38,639,947	-£40,417,060	-£41,410,520
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£31,465,039	-£38,211,734	-£40,171,547	-£40,289,717	-£40,585,142	-£42,382,485	-£43,397,513
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£33,683,782	-£40,176,135	-£42,147,027	-£42,268,551	-£42,572,363	-£44,395,228	-£45,407,932
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£35,914,795	-£42,167,633	-£44,178,693	-£44,299,973	-£44,603,171	-£46,422,359	-£47,433,020
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£38,157,956	-£44,216,563	-£46,223,987	-£46,345,055	-£46,647,724	-£48,463,739	-£49,472,636
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£40,413,143	-£46,278,411	-£48,282,771	-£48,403,660	-£48,705,883	-£50,519,222	-£51,526,633

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£39,137	-£8,004,676	-£9,996,486	-£10,116,512	-£10,416,580	-£12,216,984	-£13,217,208
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£2,176,354	-£9,903,249	-£11,887,480	-£12,007,067	-£12,306,035	-£14,099,843	-£15,096,403
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£4,326,254	-£11,815,242	-£13,792,489	-£13,911,670	-£14,209,625	-£15,997,355	-£16,990,537
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£6,488,721	-£13,740,526	-£15,711,379	-£15,830,190	-£16,127,217	-£17,909,380	-£18,899,470
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£8,677,420	-£15,678,976	-£17,644,020	-£17,762,494	-£18,058,678	-£19,835,790	-£20,829,251
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£10,883,770	-£17,630,465	-£19,590,278	-£19,708,448	-£20,003,873	-£21,801,216	-£22,816,244
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£13,102,513	-£19,594,866	-£21,565,758	-£21,687,282	-£21,991,093	-£23,813,959	-£24,826,662
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£15,333,526	-£21,586,364	-£23,597,424	-£23,718,704	-£24,021,902	-£25,841,090	-£26,851,751
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£17,576,686	-£23,635,294	-£25,642,718	-£25,763,786	-£26,066,455	-£27,882,470	-£28,891,367
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£19,831,874	-£25,697,141	-£27,701,502	-£27,822,391	-£28,124,614	-£29,937,953	-£30,945,363

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units	
No Units	**127**
Site Area	**1.04 Ha**

Value Area	Zone B - £1,200 psf
Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£24,226,469	£16,246,684	£14,254,873	£14,134,846	£13,834,779	£12,034,375	£11,034,151
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£21,945,639	£14,205,209	£12,220,979	£12,101,391	£11,802,423	£10,008,615	£9,012,055
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£19,652,125	£12,150,316	£10,173,069	£10,053,887	£9,755,932	£7,968,203	£6,975,020
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£17,346,046	£10,082,131	£8,111,277	£7,992,467	£7,695,439	£5,913,277	£4,923,187
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£15,027,522	£8,000,780	£6,035,736	£5,917,262	£5,621,078	£3,843,975	£2,856,697
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£12,687,917	£5,906,391	£3,946,577	£3,828,407	£3,532,983	£1,760,437	£773,920
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£10,323,952	£3,799,089	£1,843,933	£1,726,034	£1,431,286	-£359,227	-£1,371,931
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£7,947,717	£1,679,003	-£289,935	-£411,214	-£714,412	-£2,533,601	-£3,544,262
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£5,559,333	-£475,047	-£2,482,471	-£2,603,538	-£2,906,207	-£4,722,222	-£5,731,120
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£3,158,923	-£2,684,136	-£4,688,496	-£4,809,386	-£5,111,608	-£6,924,947	-£7,932,357

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£77,178,262	-£85,158,047	-£87,149,858	-£87,269,885	-£87,569,951	-£89,370,356	-£90,370,590
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£79,459,092	-£87,199,522	-£89,183,752	-£89,303,340	-£89,602,308	-£91,396,115	-£92,392,676
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£81,752,606	-£89,254,415	-£91,231,662	-£91,350,843	-£91,648,798	-£93,436,528	-£94,429,711
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£84,058,684	-£91,322,600	-£93,293,453	-£93,412,264	-£93,709,291	-£95,491,454	-£96,481,543
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£86,377,209	-£93,403,951	-£95,368,995	-£95,487,469	-£95,783,653	-£97,560,755	-£98,548,034
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£88,716,813	-£95,498,340	-£97,458,154	-£97,576,324	-£97,871,747	-£99,644,294	-£100,630,811
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£91,080,779	-£97,605,642	-£99,560,798	-£99,678,897	-£99,973,445	-£101,763,958	-£102,776,662
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£93,457,014	-£99,725,728	-£101,694,666	-£101,815,945	-£102,119,143	-£103,938,332	-£104,948,993
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£95,845,398	-£101,879,778	-£103,887,201	-£104,008,268	-£104,310,938	-£106,126,953	-£107,135,850
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£98,245,808	-£104,088,867	-£106,083,227	-£106,214,118	-£106,516,339	-£108,329,677	-£109,337,088

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£35,158,993	-£43,138,778	-£45,130,588	-£45,250,616	-£45,550,682	-£47,351,087	-£48,351,311
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£37,439,823	-£45,180,253	-£47,164,483	-£47,284,070	-£47,583,038	-£49,376,846	-£50,373,406
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£39,733,337	-£47,235,146	-£49,212,393	-£49,331,574	-£49,629,529	-£51,417,258	-£52,410,441
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£42,039,415	-£49,303,330	-£51,274,184	-£51,392,995	-£51,690,022	-£53,472,185	-£54,462,274
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£44,357,940	-£51,384,681	-£53,349,726	-£53,468,199	-£53,764,383	-£55,541,486	-£56,528,765
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£46,697,544	-£53,479,070	-£55,438,885	-£55,557,054	-£55,852,478	-£57,625,024	-£58,611,541
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£49,061,510	-£55,586,372	-£57,541,529	-£57,659,628	-£57,954,176	-£59,744,689	-£60,757,392
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£51,437,744	-£57,706,459	-£59,675,396	-£59,796,675	-£60,099,873	-£61,919,063	-£62,929,724
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£53,826,129	-£59,860,508	-£61,867,932	-£61,988,999	-£62,291,668	-£64,107,683	-£65,116,581
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£56,226,538	-£62,069,598	-£64,073,958	-£64,194,847	-£64,497,070	-£66,310,408	-£67,317,819

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£17,748,147	-£25,727,932	-£27,719,742	-£27,839,769	-£28,139,836	-£29,940,241	-£30,940,465
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£20,028,977	-£27,769,407	-£29,753,637	-£29,873,224	-£30,172,192	-£31,966,000	-£32,962,560
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£22,322,491	-£29,824,299	-£31,801,546	-£31,920,728	-£32,218,683	-£34,006,412	-£34,999,595
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£24,628,569	-£31,892,484	-£33,863,338	-£33,982,148	-£34,279,176	-£36,061,339	-£37,051,428
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£26,947,093	-£33,973,835	-£35,938,880	-£36,057,353	-£36,353,537	-£38,130,640	-£39,117,919
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£29,286,698	-£36,068,224	-£38,028,039	-£38,146,208	-£38,441,632	-£40,214,178	-£41,200,695
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£31,650,663	-£38,175,526	-£40,130,682	-£40,248,782	-£40,543,329	-£42,333,843	-£43,346,546
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£34,026,898	-£40,295,613	-£42,264,550	-£42,385,829	-£42,689,027	-£44,508,217	-£45,518,878
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£36,415,283	-£42,449,662	-£44,457,086	-£44,578,153	-£44,880,822	-£46,696,837	-£47,705,735
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£38,815,692	-£44,658,751	-£46,663,112	-£46,794,001	-£47,096,224	-£48,909,562	-£49,916,972

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£2,833,122	-£5,146,662	-£7,138,473	-£7,258,500	-£7,558,567	-£9,358,972	-£10,359,196
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£552,292	-£7,188,137	-£9,172,367	-£9,291,955	-£9,590,923	-£11,384,731	-£12,381,291
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£1,741,221	-£9,243,030	-£11,220,277	-£11,339,459	-£11,637,414	-£13,425,143	-£14,418,326
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£4,047,300	-£11,311,215	-£13,282,069	-£13,400,879	-£13,697,907	-£15,480,069	-£16,470,159
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£6,365,824	-£13,392,566	-£15,357,611	-£15,476,084	-£15,772,268	-£17,549,371	-£18,536,649
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£8,705,429	-£15,486,955	-£17,446,769	-£17,564,939	-£17,860,363	-£19,632,909	-£20,619,426
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£11,069,394	-£17,594,257	-£19,549,413	-£19,667,512	-£19,962,060	-£21,752,573	-£22,765,277
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£13,445,629	-£19,714,343	-£21,683,281	-£21,804,560	-£22,107,758	-£23,926,948	-£24,937,609
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£15,834,013	-£21,868,393	-£23,875,817	-£23,996,884	-£24,299,553	-£26,115,568	-£27,124,466
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£18,234,423	-£24,077,482	-£26,081,842	-£26,212,732	-£26,514,955	-£28,328,293	-£29,335,703

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units		Value Area	Zone B - £1,250 psf
No Units	127	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£27,098,728	£19,097,012	£17,112,885	£16,992,859	£16,692,792	£14,892,388	£13,892,164
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£24,674,285	£16,920,321	£14,936,090	£14,816,504	£14,517,535	£12,723,727	£11,727,167
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£22,237,158	£14,722,527	£12,745,280	£12,626,099	£12,328,144	£10,540,415	£9,547,232
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£19,787,466	£12,511,442	£10,540,588	£10,421,777	£10,124,750	£8,342,587	£7,352,498
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£17,325,330	£10,287,190	£8,322,146	£8,203,673	£7,907,489	£6,130,386	£5,143,107
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£14,850,868	£8,049,900	£6,090,087	£5,971,917	£5,676,492	£3,903,947	£2,919,199
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£12,357,071	£5,799,698	£3,844,542	£3,726,643	£3,431,895	£1,663,409	£679,092
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£9,835,613	£3,536,711	£1,585,644	£1,467,983	£1,173,830	-£619,458	-£1,630,118
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£7,302,007	£1,261,065	-£715,569	-£836,637	-£1,139,306	-£2,955,321	-£3,984,218
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£4,756,373	-£1,064,476	-£3,068,836	-£3,189,725	-£3,491,949	-£5,305,287	-£6,312,698

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£74,306,003	-£82,307,719	-£84,291,845	-£84,411,872	-£84,711,939	-£86,512,343	-£87,512,567
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£76,730,446	-£84,484,410	-£86,468,641	-£86,588,227	-£86,887,195	-£88,681,004	-£89,677,563
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£79,167,573	-£86,682,203	-£88,659,450	-£88,778,632	-£89,076,587	-£90,864,316	-£91,857,499
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£81,617,265	-£88,893,289	-£90,864,143	-£90,982,953	-£91,279,981	-£93,062,143	-£94,052,233
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£84,079,401	-£91,117,541	-£93,082,584	-£93,201,058	-£93,497,242	-£95,274,345	-£96,261,624
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£86,553,863	-£93,354,831	-£95,314,644	-£95,432,814	-£95,728,239	-£97,500,784	-£98,485,532
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£89,047,660	-£95,605,033	-£97,560,189	-£97,678,088	-£97,972,836	-£99,741,322	-£100,725,839
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£91,560,118	-£97,868,020	-£99,819,086	-£99,936,747	-£100,230,900	-£102,024,198	-£103,034,949
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£94,102,724	-£100,143,666	-£102,120,299	-£102,241,367	-£102,544,037	-£104,360,052	-£105,368,948
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£96,648,358	-£102,469,207	-£104,473,567	-£104,594,456	-£104,896,680	-£106,710,018	-£107,717,429

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£32,286,734	-£40,288,449	-£42,272,576	-£42,392,602	-£42,692,670	-£44,493,074	-£45,493,298
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£34,711,177	-£42,465,140	-£44,449,372	-£44,568,958	-£44,867,926	-£46,661,735	-£47,658,294
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£37,148,304	-£44,662,934	-£46,640,181	-£46,759,363	-£47,057,318	-£48,845,047	-£49,838,230
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£39,597,995	-£46,874,020	-£48,844,874	-£48,963,684	-£49,260,712	-£51,042,874	-£52,032,964
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£42,060,132	-£49,098,272	-£51,063,315	-£51,181,789	-£51,477,973	-£53,255,076	-£54,242,355
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£44,534,594	-£51,335,561	-£53,295,375	-£53,413,544	-£53,708,969	-£55,481,514	-£56,466,263
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£47,028,391	-£53,585,763	-£55,540,920	-£55,658,819	-£55,953,567	-£57,722,053	-£58,706,570
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£49,549,849	-£55,848,751	-£57,799,817	-£57,917,478	-£58,211,631	-£60,004,929	-£61,015,680
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£52,083,455	-£58,124,397	-£60,101,030	-£60,222,098	-£60,524,767	-£62,340,782	-£63,349,679
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£54,629,089	-£60,449,937	-£62,454,297	-£62,575,187	-£62,877,411	-£64,690,749	-£65,698,159

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£14,875,887	-£22,877,603	-£24,861,730	-£24,981,756	-£25,281,824	-£27,082,228	-£28,082,452
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£17,300,331	-£25,054,294	-£27,038,525	-£27,158,112	-£27,457,080	-£29,250,889	-£30,247,448
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£19,737,458	-£27,252,088	-£29,229,335	-£29,348,517	-£29,646,472	-£31,434,201	-£32,427,384
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£22,187,149	-£29,463,174	-£31,434,027	-£31,552,838	-£31,849,865	-£33,632,028	-£34,622,117
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£24,649,286	-£31,687,425	-£33,652,469	-£33,770,943	-£34,067,126	-£35,844,229	-£36,831,509
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£27,123,748	-£33,924,715	-£35,884,529	-£36,002,698	-£36,298,123	-£38,070,668	-£39,055,417
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£29,617,545	-£36,174,917	-£38,130,073	-£38,247,973	-£38,542,720	-£40,311,207	-£41,295,723
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£32,130,003	-£38,437,904	-£40,388,971	-£40,506,632	-£40,800,785	-£42,594,073	-£43,604,734
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£34,672,609	-£40,713,551	-£42,690,184	-£42,811,252	-£43,113,921	-£44,929,936	-£45,938,833
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£37,218,243	-£43,039,091	-£45,043,451	-£45,164,341	-£45,466,565	-£47,279,903	-£48,287,313

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£5,705,382	-£2,295,334	-£4,280,461	-£4,400,487	-£4,700,555	-£6,500,958	-£7,501,182
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£3,280,938	-£4,473,025	-£6,457,256	-£6,576,843	-£6,875,811	-£8,669,619	-£9,666,179
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£843,812	-£6,670,819	-£8,648,066	-£8,767,247	-£9,065,202	-£10,852,932	-£11,846,114
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£1,605,880	-£8,881,904	-£10,852,758	-£10,971,569	-£11,268,596	-£13,050,759	-£14,040,848
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£4,068,017	-£11,106,156	-£13,071,200	-£13,189,673	-£13,485,857	-£15,262,960	-£16,250,240
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£6,542,479	-£13,343,446	-£15,303,259	-£15,421,429	-£15,716,854	-£17,489,399	-£18,474,147
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£9,036,275	-£15,593,648	-£17,548,804	-£17,666,703	-£17,961,451	-£19,729,938	-£20,714,454
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£11,557,733	-£17,866,635	-£19,817,702	-£19,935,363	-£20,229,516	-£22,012,814	-£23,023,465
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£14,091,339	-£20,132,281	-£22,108,915	-£22,229,983	-£22,532,652	-£24,348,667	-£25,357,564
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£16,636,973	-£22,457,822	-£24,462,182	-£24,583,072	-£24,885,296	-£26,698,634	-£27,706,044

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units	

Value Area	**Zone B - £1,300 psf**

No Units	**127**
Site Area	**1.04 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£29,970,987	£21,923,344	£19,961,468	£19,843,245	£19,547,887	£17,750,400	£16,750,176
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£27,402,931	£19,615,535	£17,651,202	£17,531,615	£17,232,647	£15,438,839	£14,442,279
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£24,822,192	£17,294,508	£15,317,492	£15,198,309	£14,900,355	£13,112,626	£12,119,443
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£22,228,887	£14,940,752	£12,969,898	£12,851,088	£12,554,060	£10,771,898	£9,781,808
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£19,623,137	£12,573,601	£10,608,556	£10,490,082	£10,193,899	£8,416,796	£7,429,516
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£17,005,062	£10,193,410	£8,233,597	£8,115,426	£7,820,002	£6,047,456	£5,062,709
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£14,374,782	£7,800,307	£5,845,151	£5,727,252	£5,432,504	£3,664,018	£2,681,525
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£11,723,509	£5,394,419	£3,443,352	£3,325,691	£3,031,538	£1,266,619	£279,756
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£9,044,680	£2,975,872	£1,028,334	£910,878	£617,238	-£1,188,419	-£2,197,317
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£6,353,823	£544,794	-£1,449,177	-£1,570,066	-£1,872,289	-£3,685,828	-£4,693,038

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£71,433,744	-£79,481,397	-£81,443,263	-£81,561,486	-£81,857,044	-£83,654,331	-£84,654,555
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£74,001,800	-£81,789,196	-£83,753,529	-£83,873,116	-£84,172,084	-£85,965,892	-£86,962,452
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£76,582,539	-£84,110,223	-£86,087,239	-£86,206,421	-£86,504,376	-£88,292,105	-£89,285,288
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£79,175,844	-£86,463,978	-£88,434,832	-£88,553,643	-£88,850,670	-£90,632,833	-£91,622,922
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£81,781,594	-£88,831,130	-£90,796,175	-£90,914,648	-£91,210,832	-£92,987,935	-£93,975,215
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£84,399,669	-£91,211,321	-£93,171,134	-£93,289,305	-£93,584,729	-£95,357,275	-£96,342,022
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£87,029,949	-£93,604,424	-£95,559,580	-£95,677,479	-£95,972,227	-£97,740,713	-£98,723,205
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£89,681,222	-£96,010,512	-£97,961,378	-£98,079,039	-£98,373,192	-£100,158,111	-£101,124,974
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£92,360,051	-£98,428,859	-£100,376,397	-£100,493,853	-£100,787,493	-£102,595,150	-£103,602,047
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£95,050,807	-£100,859,937	-£102,853,807	-£102,974,797	-£103,277,020	-£105,090,359	-£106,097,768

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£29,414,474	-£37,462,118	-£39,423,994	-£39,542,216	-£39,837,774	-£41,635,062	-£42,635,286
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£31,982,531	-£39,769,927	-£41,734,259	-£41,853,847	-£42,152,815	-£43,946,622	-£44,943,183
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£34,563,270	-£42,090,953	-£44,067,970	-£44,187,152	-£44,485,106	-£46,272,836	-£47,266,018
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£37,156,575	-£44,444,709	-£46,415,563	-£46,534,373	-£46,831,401	-£48,613,563	-£49,603,653
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£39,762,324	-£46,811,861	-£48,776,906	-£48,895,379	-£49,191,563	-£50,968,666	-£51,955,945
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£42,380,399	-£49,192,052	-£51,151,865	-£51,270,036	-£51,565,459	-£53,338,006	-£54,322,753
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£45,010,679	-£51,585,154	-£53,540,311	-£53,658,210	-£53,952,958	-£55,721,444	-£56,703,936
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£47,661,952	-£53,991,242	-£55,942,109	-£56,059,770	-£56,353,923	-£58,118,842	-£59,105,705
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£50,340,782	-£56,409,589	-£58,357,128	-£58,474,583	-£58,768,224	-£60,573,880	-£61,582,778
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£53,031,838	-£58,840,668	-£60,834,538	-£60,955,528	-£61,257,750	-£63,071,090	-£64,078,499

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£12,009,628	-£20,051,272	-£22,013,147	-£22,131,370	-£22,426,928	-£24,224,215	-£25,224,440
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£14,577,684	-£22,359,081	-£24,323,413	-£24,443,001	-£24,741,968	-£26,535,776	-£27,532,337
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£17,152,424	-£24,680,107	-£26,657,123	-£26,776,306	-£27,074,260	-£28,861,989	-£29,855,172
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£19,745,728	-£27,033,863	-£29,004,717	-£29,123,527	-£29,420,555	-£31,202,717	-£32,192,807
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£22,351,478	-£29,401,015	-£31,366,059	-£31,484,533	-£31,780,717	-£33,557,819	-£34,545,099
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£24,969,553	-£31,781,205	-£33,741,019	-£33,859,189	-£34,154,613	-£35,927,159	-£36,911,907
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£27,599,833	-£34,174,308	-£36,129,464	-£36,247,364	-£36,542,111	-£38,310,598	-£39,293,090
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£30,251,106	-£36,580,396	-£38,531,263	-£38,648,924	-£38,943,077	-£40,707,996	-£41,694,859
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£32,929,936	-£38,998,743	-£40,946,281	-£41,063,737	-£41,357,378	-£43,163,034	-£44,171,932
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£35,620,792	-£41,429,621	-£43,423,792	-£43,544,682	-£43,846,904	-£45,660,244	-£46,667,653

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£8,577,841	£529,997	-£1,431,878	-£1,550,101	-£1,845,659	-£3,642,946	-£4,643,170
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£6,009,585	-£1,777,812	-£3,742,144	-£3,861,731	-£4,160,699	-£5,954,507	-£6,951,067
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£3,428,846	-£4,098,838	-£6,075,854	-£6,195,037	-£6,492,991	-£8,280,720	-£9,273,903
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£835,541	-£6,452,594	-£8,423,448	-£8,542,258	-£8,839,286	-£10,621,448	-£11,611,538
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£1,770,209	-£9,819,746	-£11,784,790	-£11,903,264	-£12,199,447	-£12,976,550	-£13,963,830
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£4,388,284	-£11,199,936	-£13,159,750	-£13,277,920	-£13,573,344	-£15,345,890	-£16,330,637
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£7,018,564	-£13,593,039	-£15,548,195	-£15,666,094	-£15,960,842	-£17,729,329	-£18,711,821
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£9,669,837	-£15,999,127	-£17,949,994	-£18,067,655	-£18,361,808	-£20,126,727	-£21,113,590
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£12,348,666	-£18,417,474	-£20,365,012	-£20,482,468	-£20,776,108	-£22,581,765	-£23,590,663
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£15,039,523	-£20,848,552	-£22,842,523	-£22,963,412	-£23,265,635	-£25,078,974	-£26,086,384

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units		Value Area	Zone B - £900 psf
No Units	**142**	**Sales value inflation**	**Base**
Site Area	**0.27 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£8,396,958	£585,064	-£843,497	-£983,963	-£1,339,658	-£3,473,826	-£4,659,474
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£6,816,431	-£735,641	-£2,186,574	-£2,328,343	-£2,682,767	-£4,809,307	-£5,990,719
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£5,221,623	-£2,097,264	-£3,546,992	-£3,688,293	-£4,041,548	-£6,161,075	-£7,338,589
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£3,612,667	-£3,477,580	-£4,922,797	-£5,063,672	-£5,415,859	-£7,528,978	-£8,702,935
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£1,989,692	-£4,872,716	-£6,313,847	-£6,454,335	-£6,805,554	-£8,912,871	-£10,083,602
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£352,830	-£6,282,534	-£7,720,001	-£7,860,141	-£8,210,493	-£10,312,600	-£11,480,438
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£1,321,083	-£7,706,894	-£9,141,115	-£9,280,948	-£9,630,529	-£11,728,020	-£12,893,293
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£3,036,219	-£9,145,661	-£10,577,048	-£10,716,611	-£11,065,521	-£13,158,980	-£14,322,012
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£4,765,267	-£10,598,695	-£12,027,657	-£12,166,991	-£12,515,325	-£14,605,330	-£15,766,445
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£6,508,088	-£12,065,857	-£13,492,800	-£13,631,942	-£13,979,796	-£16,066,923	-£17,226,437

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	-£18,234,587	-£26,045,881	-£27,475,043	-£27,615,509	-£27,971,203	-£30,105,371	-£31,291,019
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	-£19,815,115	-£27,301,187	-£28,819,119	-£28,959,888	-£29,314,312	-£31,440,852	-£32,622,264
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£21,409,923	-£28,728,809	-£30,178,537	-£30,319,839	-£30,673,093	-£32,792,621	-£33,970,135
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£23,018,879	-£30,109,125	-£31,554,342	-£31,695,217	-£32,047,404	-£34,160,524	-£35,334,480
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£24,641,854	-£31,504,261	-£32,945,353	-£33,085,861	-£33,437,100	-£35,544,416	-£36,715,147
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£26,278,715	-£32,914,079	-£34,351,546	-£34,491,687	-£34,842,038	-£36,944,146	-£38,111,983
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£27,952,628	-£34,338,440	-£35,772,661	-£35,912,493	-£36,262,075	-£38,359,566	-£39,524,838
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£29,667,765	-£35,777,207	-£37,208,593	-£37,348,157	-£37,697,067	-£39,790,525	-£40,953,557
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£31,396,812	-£37,230,241	-£38,659,203	-£38,798,536	-£39,146,871	-£41,236,876	-£42,397,990
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£33,139,633	-£38,697,402	-£40,124,346	-£40,263,488	-£40,611,342	-£42,698,468	-£43,857,982

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	-£7,199,223	-£15,010,518	-£16,439,679	-£16,580,145	-£16,935,840	-£19,070,007	-£20,255,656
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	-£8,779,751	-£16,331,823	-£17,782,755	-£17,924,525	-£18,278,948	-£20,405,489	-£21,586,901
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£10,374,559	-£17,693,446	-£19,143,174	-£19,284,475	-£19,637,729	-£21,757,257	-£22,934,771
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£11,983,515	-£19,073,762	-£20,518,979	-£20,659,854	-£21,012,041	-£23,125,160	-£24,299,116
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£13,606,490	-£20,468,898	-£21,910,029	-£22,050,517	-£22,401,736	-£24,508,053	-£25,678,784
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£15,243,351	-£21,878,716	-£23,316,183	-£23,456,323	-£23,806,674	-£25,908,782	-£27,076,620
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£16,917,265	-£23,303,076	-£24,737,297	-£24,877,129	-£25,226,711	-£27,324,202	-£28,489,475
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£18,632,401	-£24,741,843	-£26,173,230	-£26,312,793	-£26,661,703	-£28,755,162	-£29,918,193
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£20,361,448	-£26,194,877	-£27,623,839	-£27,763,173	-£28,111,507	-£30,201,512	-£31,362,627
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£22,104,270	-£27,662,038	-£29,088,982	-£29,228,124	-£29,575,978	-£31,663,104	-£32,822,619

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	-£5,626,676	-£10,437,972	-£11,867,133	-£12,007,599	-£12,363,294	-£14,497,462	-£15,683,110
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	-£4,207,206	-£11,759,278	-£13,210,210	-£13,351,979	-£13,706,403	-£15,832,943	-£17,014,355
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£2,802,014	-£13,120,900	-£14,570,628	-£14,711,930	-£15,065,184	-£17,184,711	-£18,362,225
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£7,410,970	-£14,501,216	-£15,946,433	-£16,087,308	-£16,439,495	-£18,552,615	-£19,726,571
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£9,033,945	-£15,896,352	-£17,337,484	-£17,477,972	-£17,829,190	-£19,936,507	-£21,107,238
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£10,670,806	-£17,306,170	-£18,743,637	-£18,883,778	-£19,234,129	-£21,336,236	-£22,504,074
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£12,344,719	-£18,730,531	-£20,164,752	-£20,304,584	-£20,654,166	-£22,751,657	-£23,916,929
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£14,059,856	-£20,169,298	-£21,600,684	-£21,740,248	-£22,089,157	-£24,182,616	-£25,345,648
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£15,788,903	-£21,622,331	-£23,051,294	-£23,190,627	-£23,538,961	-£25,628,966	-£26,790,081
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£17,531,724	-£23,089,493	-£24,516,437	-£24,655,579	-£25,003,433	-£27,090,559	-£28,250,073

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£2,778,504	£3,032,795	-£5,461,952	-£5,602,418	-£5,958,112	-£8,092,280	-£10,277,928
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£1,197,976	-£6,354,096	-£7,805,028	-£7,946,797	-£8,301,221	-£10,427,761	-£11,609,173
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£397,812	-£7,716,718	-£9,165,446	-£9,306,748	-£9,660,002	-£11,779,530	-£12,957,044
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£2,005,788	-£9,096,034	-£10,541,251	-£10,682,127	-£11,034,313	-£13,147,433	-£14,321,389
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£3,628,763	-£10,491,170	-£11,932,302	-£12,072,790	-£12,424,009	-£14,531,325	-£15,702,057
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£5,265,624	-£11,900,988	-£13,338,455	-£13,478,596	-£13,828,947	-£15,931,055	-£17,098,892
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£6,939,538	-£13,325,349	-£14,759,570	-£14,899,402	-£15,248,984	-£17,346,475	-£18,511,747
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£8,654,674	-£14,764,116	-£16,195,502	-£16,335,066	-£16,683,976	-£18,777,434	-£19,940,466
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£10,383,721	-£16,217,150	-£17,646,112	-£17,785,446	-£18,133,780	-£20,223,785	-£21,384,899
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£12,126,543	-£17,684,311	-£19,111,255	-£19,250,397	-£19,598,251	-£21,685,377	-£22,844,892

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units		Value Area	Zone B - £950 psf
No Units	**142**	**Sales value inflation**	**Base**
Site Area	**0.27 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£11,607,437	£3,753,360	£2,336,875	£2,198,841	£1,853,758	-£220,051	-£1,393,604
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£9,874,643	£2,284,726	£873,454	£735,914	£392,064	-£1,706,730	-£2,888,141
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£8,118,877	£801,445	-£614,265	-£753,444	-£1,102,264	-£3,221,791	-£4,399,306
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£6,348,962	-£706,971	-£2,146,807	-£2,287,682	-£2,639,869	-£4,752,988	-£5,926,945
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£4,565,029	-£2,260,019	-£3,701,151	-£3,841,639	-£4,192,858	-£6,300,174	-£7,470,906
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£2,767,209	-£3,833,131	-£5,270,598	-£5,410,738	-£5,761,090	-£7,863,197	-£9,031,035
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£955,632	-£5,420,785	-£6,855,005	-£6,994,838	-£7,344,420	-£9,441,910	-£10,607,183
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£882,839	-£7,022,846	-£8,454,232	-£8,593,796	-£8,942,706	-£11,036,163	-£12,199,196
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£2,773,901	-£8,639,172	-£10,068,135	-£10,207,468	-£10,555,802	-£12,645,807	-£13,806,922
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£4,682,671	-£10,269,628	-£11,696,571	-£11,835,713	-£12,183,567	-£14,270,694	-£15,430,209

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	-£15,024,109	-£22,876,185	-£24,294,671	-£24,432,704	-£24,777,788	-£26,851,566	-£28,025,149
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	-£16,756,903	-£24,346,820	-£25,758,091	-£25,895,632	-£26,239,482	-£28,338,276	-£29,519,687
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£18,512,668	-£25,830,100	-£27,245,611	-£27,384,990	-£27,733,609	-£29,853,337	-£31,030,852
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£20,282,584	-£27,338,517	-£28,778,352	-£28,919,227	-£29,271,414	-£31,384,534	-£32,558,490
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£22,066,517	-£28,891,565	-£30,332,697	-£30,473,164	-£30,824,403	-£32,921,720	-£34,102,451
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£23,864,337	-£30,464,677	-£31,902,144	-£32,042,284	-£32,392,635	-£34,494,743	-£35,662,581
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£25,675,913	-£32,052,331	-£33,486,551	-£33,626,384	-£33,975,966	-£36,073,456	-£37,238,728
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£27,514,384	-£33,654,391	-£35,085,778	-£35,225,341	-£35,574,251	-£37,667,709	-£38,830,742
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£29,405,447	-£35,270,718	-£36,699,680	-£36,839,014	-£37,187,348	-£39,277,353	-£40,438,467
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£31,314,216	-£36,901,174	-£38,328,117	-£38,467,258	-£38,815,113	-£40,902,240	-£42,061,754

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	-£3,988,745	-£11,842,822	-£13,250,307	-£13,397,340	-£13,742,424	-£15,816,233	-£16,989,780
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	-£5,721,539	-£13,311,456	-£14,722,728	-£14,860,268	-£15,204,118	-£17,302,912	-£18,484,323
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£7,477,305	-£14,794,737	-£16,210,447	-£16,349,826	-£16,698,445	-£18,817,973	-£19,995,488
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£9,247,220	-£16,303,153	-£17,742,989	-£17,883,864	-£18,236,051	-£20,349,170	-£21,523,126
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£11,031,153	-£17,856,201	-£19,297,333	-£19,437,801	-£19,789,040	-£21,886,356	-£23,067,087
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£12,828,973	-£19,429,313	-£20,866,780	-£21,006,920	-£21,357,272	-£23,459,379	-£24,627,217
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£14,640,550	-£21,016,967	-£22,451,187	-£22,591,020	-£22,940,602	-£25,038,092	-£26,203,365
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£16,479,021	-£22,619,028	-£24,050,414	-£24,189,978	-£24,538,887	-£26,632,345	-£27,795,378
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£18,370,083	-£24,235,354	-£25,664,316	-£25,803,650	-£26,151,984	-£28,241,989	-£29,403,104
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£20,278,852	-£25,865,810	-£27,292,753	-£27,431,895	-£27,779,749	-£29,866,876	-£31,026,391

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£583,800	-£7,270,276	-£8,686,761	-£8,824,795	-£9,169,878	-£11,243,687	-£12,417,240
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	-£1,148,994	-£8,738,911	-£10,150,182	-£10,287,722	-£10,631,573	-£12,730,367	-£13,911,778
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£2,904,759	-£10,222,191	-£11,637,902	-£11,777,281	-£12,125,900	-£14,245,428	-£15,422,943
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£4,674,675	-£11,730,607	-£13,170,443	-£13,311,318	-£13,663,505	-£15,776,625	-£16,950,581
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£6,458,608	-£13,283,656	-£14,724,787	-£14,865,255	-£15,216,494	-£17,313,811	-£18,494,542
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£8,256,427	-£14,856,767	-£16,294,234	-£16,434,375	-£16,784,726	-£18,886,834	-£20,054,671
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£10,068,004	-£16,444,422	-£17,878,642	-£18,018,475	-£18,368,057	-£20,465,547	-£21,630,819
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£11,906,475	-£18,046,482	-£19,477,869	-£19,617,432	-£19,966,342	-£22,059,800	-£23,222,832
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£13,797,538	-£19,662,809	-£21,091,771	-£21,231,105	-£21,579,439	-£23,669,444	-£24,830,559
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£15,706,307	-£21,293,265	-£22,720,208	-£22,859,349	-£23,207,204	-£25,294,331	-£26,453,845

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£5,988,982	-£1,850,094	-£3,261,295	-£3,419,810	-£3,764,897	-£5,838,703	-£7,012,258
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£4,256,188	-£3,333,729	-£4,745,000	-£4,882,541	-£5,226,391	-£7,325,185	-£8,506,596
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£2,500,423	-£4,817,006	-£6,232,720	-£6,371,899	-£6,720,518	-£8,840,046	-£10,017,561
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£730,507	-£6,325,426	-£7,765,261	-£7,906,137	-£8,258,323	-£10,371,443	-£11,545,399
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£1,053,426	-£7,878,474	-£9,319,606	-£9,460,094	-£9,811,312	-£11,918,629	-£13,099,360
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£2,851,246	-£9,451,586	-£10,889,053	-£11,029,193	-£11,379,544	-£13,481,652	-£14,649,490
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£4,662,823	-£11,039,240	-£12,473,460	-£12,613,293	-£12,962,875	-£15,060,365	-£16,225,637
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£6,501,293	-£12,641,300	-£14,072,687	-£14,212,251	-£14,561,160	-£16,654,618	-£17,817,651
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£8,392,356	-£14,257,627	-£15,686,589	-£15,825,923	-£16,174,257	-£18,264,262	-£19,425,376
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£10,301,125	-£15,888,083	-£17,315,026	-£17,454,168	-£17,802,022	-£19,889,149	-£21,048,663

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units

Value Area	Zone B - £1,000 psf

No Units	142
Site Area	0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£14,787,000	£6,921,055	£5,504,571	£5,366,538	£5,021,454	£2,950,952	£1,800,673
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£12,903,417	£5,294,037	£3,882,765	£3,745,224	£3,401,374	£1,338,273	£192,105
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£11,005,768	£3,652,372	£2,245,893	£2,108,806	£1,766,090	-£294,636	-£1,460,023
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£9,085,257	£1,996,195	£594,091	£457,419	£115,739	-£1,976,998	-£3,150,955
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£7,140,365	£325,640	-£1,088,864	-£1,226,943	-£1,580,161	-£3,687,478	-£4,858,208
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£5,181,586	-£1,383,727	-£2,821,195	-£2,961,336	-£3,311,687	-£5,413,795	-£6,581,632
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£3,209,051	-£3,134,676	-£4,568,896	-£4,708,729	-£5,058,311	-£7,155,801	-£8,321,074
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£1,222,890	-£4,900,029	-£6,331,416	-£6,470,980	-£6,819,889	-£8,913,348	-£10,076,380
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£788,617	-£6,679,651	-£8,108,613	-£8,247,946	-£8,596,281	-£10,686,286	-£11,847,399
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£2,857,253	-£8,473,399	-£9,900,342	-£10,039,484	-£10,387,339	-£12,474,465	-£13,633,980

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	-£11,844,545	-£19,710,490	-£21,126,974	-£21,265,008	-£21,610,091	-£23,680,594	-£24,830,872
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	-£13,729,129	-£21,337,508	-£22,748,781	-£22,886,321	-£23,230,171	-£25,293,273	-£26,436,441
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£15,625,777	-£22,979,174	-£24,385,653	-£24,522,729	-£24,865,456	-£26,926,181	-£28,061,568
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£17,546,289	-£24,635,350	-£26,037,454	-£26,174,126	-£26,515,806	-£28,606,544	-£29,782,500
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£19,491,180	-£26,305,806	-£27,720,410	-£27,860,468	-£28,211,707	-£30,319,023	-£31,489,754
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£21,449,959	-£28,015,273	-£29,452,741	-£29,592,881	-£29,943,223	-£32,045,340	-£33,213,178
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£23,422,494	-£29,786,222	-£31,200,442	-£31,340,275	-£31,689,857	-£33,787,947	-£34,952,819
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£25,408,655	-£31,531,575	-£32,962,961	-£33,102,525	-£33,451,435	-£35,544,893	-£36,707,925
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£27,420,163	-£33,311,196	-£34,740,158	-£34,879,492	-£35,227,826	-£37,317,831	-£38,478,945
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£29,488,798	-£35,104,945	-£36,531,888	-£36,671,029	-£37,018,885	-£39,106,011	-£40,265,525

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	-£806,182	-£9,675,126	-£10,091,611	-£10,229,644	-£10,574,728	-£12,645,230	-£13,795,509
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	-£2,692,765	-£10,302,145	-£11,713,417	-£11,850,957	-£12,194,808	-£14,257,909	-£15,404,077
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£4,588,413	-£11,943,810	-£13,350,289	-£13,487,366	-£13,830,092	-£15,890,818	-£17,026,204
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£6,510,925	-£13,599,987	-£15,002,091	-£15,138,763	-£15,480,442	-£17,573,180	-£18,747,136
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£8,455,816	-£15,270,442	-£16,685,046	-£16,825,104	-£17,176,343	-£19,283,660	-£20,454,390
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£10,414,595	-£16,979,909	-£18,417,377	-£18,557,518	-£18,907,860	-£21,009,976	-£22,177,814
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£12,387,131	-£18,730,858	-£20,165,078	-£20,304,911	-£20,654,493	-£22,751,983	-£23,917,255
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£14,373,292	-£20,496,211	-£21,927,598	-£22,067,161	-£22,416,071	-£24,509,530	-£25,672,561
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£16,384,799	-£22,275,832	-£23,704,795	-£23,844,128	-£24,192,462	-£26,282,467	-£27,443,581
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£18,453,435	-£24,069,581	-£25,496,524	-£25,635,666	-£25,983,521	-£28,070,647	-£29,230,162

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£3,763,364	-£4,102,581	-£5,519,065	-£5,657,099	-£6,002,182	-£8,072,684	-£9,222,963
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£1,879,780	-£5,729,599	-£7,140,872	-£7,278,412	-£7,622,262	-£9,685,364	-£10,831,532
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£17,869	-£7,371,266	-£8,777,744	-£8,914,820	-£9,257,547	-£11,318,272	-£12,453,659
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£1,938,380	-£9,027,441	-£10,429,545	-£10,566,217	-£10,907,897	-£13,000,635	-£14,174,591
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£3,883,271	-£10,697,896	-£12,112,501	-£12,252,559	-£12,603,798	-£14,711,114	-£15,881,845
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£5,842,050	-£12,407,364	-£13,844,832	-£13,984,972	-£14,335,324	-£16,437,431	-£17,605,269
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£7,814,585	-£14,158,313	-£15,592,533	-£15,732,366	-£16,081,947	-£18,179,438	-£19,344,710
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£9,800,746	-£15,923,666	-£17,355,052	-£17,494,616	-£17,843,526	-£19,936,984	-£21,100,016
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£11,812,254	-£17,703,287	-£19,132,249	-£19,271,583	-£19,619,917	-£21,709,922	-£22,871,036
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£13,880,889	-£19,497,036	-£20,923,979	-£21,063,120	-£21,410,976	-£23,498,102	-£24,657,616

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£9,168,546	£1,302,601	-£113,883	-£251,917	-£597,000	-£2,667,503	-£3,817,782
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£7,284,962	-£324,417	-£1,735,690	-£1,873,230	-£2,217,080	-£4,280,182	-£5,426,350
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£5,387,314	-£1,966,083	-£3,372,562	-£3,509,638	-£3,852,365	-£5,913,090	-£7,048,477
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£3,466,802	-£3,622,259	-£5,024,363	-£5,161,035	-£5,502,715	-£7,595,453	-£8,769,409
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£1,521,911	-£5,292,814	-£6,707,419	-£6,847,397	-£7,198,616	-£9,305,933	-£10,476,663
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£436,863	-£7,002,182	-£8,439,650	-£8,579,790	-£8,930,142	-£11,032,249	-£12,200,087
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£2,409,403	-£8,753,131	-£10,187,351	-£10,327,184	-£10,676,766	-£12,774,256	-£13,939,528
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£4,395,564	-£10,518,484	-£11,949,870	-£12,089,434	-£12,438,344	-£14,531,802	-£15,694,834
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£6,407,072	-£12,298,105	-£13,727,067	-£13,866,401	-£14,214,735	-£16,304,740	-£17,465,854
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£8,475,708	-£14,091,854	-£15,518,797	-£15,657,938	-£16,005,794	-£18,092,920	-£19,252,434

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units		Value Area	Zone B - £1,050 psf
No Units	142	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£17,960,564	£10,088,752	£8,672,267	£8,534,234	£8,189,149	£6,119,648	£4,968,370
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£15,924,002	£8,303,348	£6,892,076	£6,754,536	£6,410,686	£4,347,583	£3,201,415
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£13,867,375	£6,503,298	£5,096,818	£4,959,732	£4,617,016	£2,560,718	£1,418,332
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£11,796,812	£4,688,736	£3,286,633	£3,149,961	£2,808,280	£758,199	-£386,545
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£9,712,443	£2,859,796	£1,461,657	£1,325,360	£984,618	-£1,076,003	-£2,245,512
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£7,595,965	£1,016,613	-£383,739	-£521,773	-£866,859	-£2,964,392	-£4,132,230
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£5,462,471	-£853,507	-£2,282,787	-£2,422,619	-£2,772,201	-£4,869,692	-£6,034,965
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£3,315,351	-£2,777,214	-£4,208,601	-£4,348,164	-£4,697,074	-£6,790,531	-£7,953,564
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£1,154,737	-£4,720,128	-£6,149,090	-£6,288,424	-£6,636,758	-£8,726,763	-£9,887,877
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£1,034,794	-£6,677,170	-£8,104,114	-£8,243,256	-£8,591,110	-£10,678,236	-£11,837,751

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	-£8,664,982	-£16,542,794	-£17,959,278	-£18,097,312	-£18,442,396	-£20,512,897	-£21,663,176
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	-£10,707,543	-£18,328,198	-£19,739,469	-£19,877,010	-£20,220,860	-£22,283,962	-£23,430,130
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£12,764,170	-£20,128,248	-£21,534,727	-£21,671,614	-£22,014,530	-£24,070,627	-£25,213,214
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£14,834,733	-£21,942,809	-£23,344,912	-£23,481,584	-£23,823,265	-£25,873,347	-£27,018,091
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£16,919,163	-£23,771,749	-£25,169,898	-£25,306,165	-£25,646,907	-£27,707,549	-£28,877,057
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£19,035,561	-£25,614,933	-£27,015,284	-£27,153,319	-£27,498,405	-£29,595,937	-£30,783,775
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£21,169,074	-£27,485,052	-£28,914,333	-£29,054,165	-£29,403,746	-£31,501,238	-£32,686,510
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£23,318,194	-£29,408,759	-£30,840,146	-£30,979,710	-£31,328,619	-£33,422,077	-£34,585,110
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£25,476,808	-£31,351,673	-£32,780,635	-£32,919,969	-£33,268,303	-£35,358,308	-£36,519,423
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£27,666,339	-£33,308,716	-£34,736,659	-£34,874,801	-£35,222,656	-£37,309,762	-£38,469,296

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£2,370,382	-£5,507,430	-£6,923,914	-£7,061,946	-£7,407,032	-£9,477,534	-£10,627,812
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£327,820	-£7,292,834	-£8,704,105	-£8,841,646	-£9,185,496	-£11,248,599	-£12,394,767
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£1,736,807	-£9,092,884	-£10,499,364	-£10,636,250	-£10,979,166	-£13,035,464	-£14,177,850
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£3,799,369	-£10,907,446	-£12,309,549	-£12,446,221	-£12,787,902	-£14,837,983	-£15,982,727
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£5,883,799	-£12,736,385	-£14,134,525	-£14,270,822	-£14,611,563	-£16,672,185	-£17,841,694
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£8,000,217	-£14,579,569	-£15,979,921	-£16,117,955	-£16,463,041	-£18,560,574	-£19,748,411
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£10,133,710	-£16,449,689	-£17,878,969	-£18,018,801	-£18,368,383	-£20,465,874	-£21,631,146
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£12,283,831	-£18,373,396	-£19,804,782	-£19,944,346	-£20,293,256	-£22,386,713	-£23,549,746
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£14,441,445	-£20,316,310	-£21,745,272	-£21,884,605	-£22,232,940	-£24,322,945	-£25,484,059
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£16,630,976	-£22,273,352	-£23,700,296	-£23,839,438	-£24,187,292	-£26,274,418	-£27,433,932

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£6,942,927	-£934,885	-£2,351,369	-£2,489,401	-£2,834,487	-£4,904,988	-£5,055,267
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£4,900,366	-£2,720,289	-£4,131,560	-£4,269,101	-£4,612,951	-£6,676,053	-£7,822,221
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£2,843,739	-£4,529,339	-£5,926,818	-£6,063,705	-£6,406,621	-£8,462,918	-£9,605,305
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£773,176	-£6,334,900	-£7,737,003	-£7,873,675	-£8,215,356	-£10,265,438	-£11,410,182
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£1,311,194	-£8,163,840	-£9,561,979	-£9,698,276	-£10,039,018	-£12,099,640	-£13,268,148
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£3,427,672	-£10,007,023	-£11,407,375	-£11,545,410	-£11,890,496	-£13,988,028	-£15,175,866
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£5,561,165	-£11,877,143	-£13,306,424	-£13,446,256	-£13,795,837	-£15,893,329	-£17,058,601
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£7,708,285	-£13,800,850	-£15,232,237	-£15,371,801	-£15,720,710	-£17,814,168	-£18,977,201
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£9,868,899	-£15,743,764	-£17,172,726	-£17,312,060	-£17,660,394	-£19,750,399	-£20,911,514
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£12,058,430	-£17,700,807	-£19,127,750	-£19,266,892	-£19,614,746	-£21,701,872	-£22,861,387

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£12,348,109	£4,470,297	£3,053,813	£2,915,779	£2,570,695	£500,194	-£650,084
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£10,305,547	£2,684,893	£1,273,622	£1,136,081	£792,231	-£1,270,872	-£2,417,039
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£8,248,921	£884,843	-£87,636	-£225,722	-£581,436	-£3,057,737	-£4,200,123
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£8,178,358	-£929,719	-£2,331,822	-£2,468,493	-£2,810,174	-£4,860,256	-£5,005,000
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£4,093,988	-£2,758,658	-£4,156,797	-£4,293,094	-£4,633,836	-£6,694,458	-£7,863,966
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£1,977,510	-£4,601,842	-£6,002,193	-£6,140,228	-£6,485,314	-£8,582,846	-£9,770,684
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£155,983	-£6,471,961	-£7,901,242	-£8,041,074	-£8,390,656	-£10,488,147	-£11,653,419
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£2,303,104	-£8,395,669	-£9,827,055	-£9,966,619	-£10,315,528	-£12,408,986	-£13,572,019
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£4,463,718	-£10,338,582	-£11,767,545	-£11,906,878	-£12,255,212	-£14,345,217	-£15,506,332
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£6,653,248	-£12,295,625	-£13,722,569	-£13,861,710	-£14,209,565	-£16,296,691	-£17,456,205

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units		Value Area	Zone B - £1,100 psf

No Units	142
Site Area	0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£21,146,127	£13,246,348	£11,839,963	£11,701,929	£11,356,846	£9,286,344	£8,136,066
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£18,944,587	£11,312,659	£9,901,387	£9,763,846	£9,419,996	£7,356,894	£6,210,727
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£16,728,982	£9,354,224	£7,947,745	£7,810,659	£7,467,942	£5,411,645	£4,269,257
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£14,499,442	£7,381,278	£5,979,174	£5,842,502	£5,500,821	£3,450,740	£2,311,806
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£12,256,094	£5,393,954	£3,995,813	£3,859,516	£3,518,775	£1,474,324	£338,518
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£9,999,066	£3,392,385	£1,997,801	£1,861,841	£1,521,941	-£525,353	-£1,682,827
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£7,715,891	£1,376,708	-£14,962	-£152,663	-£497,011	-£2,583,582	-£3,748,854
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£5,407,813	-£662,908	-£2,085,784	-£2,225,349	-£2,574,258	-£4,667,716	-£5,830,749
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£3,086,240	-£2,760,605	-£4,189,567	-£4,328,901	-£4,677,235	-£6,767,241	-£7,928,355
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£751,302	-£4,880,942	-£6,307,885	-£6,447,027	-£6,794,881	-£8,882,008	-£10,041,522

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	-£5,485,418	-£13,385,198	-£14,791,583	-£14,929,616	-£15,274,700	-£17,345,201	-£18,495,480
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	-£7,686,908	-£15,318,886	-£16,730,159	-£16,867,699	-£17,211,549	-£19,274,651	-£20,420,819
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£9,902,564	-£17,277,321	-£18,683,800	-£18,820,887	-£19,163,603	-£21,219,901	-£22,362,388
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£12,132,104	-£19,250,268	-£20,652,371	-£20,789,043	-£21,130,724	-£23,180,806	-£24,319,740
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£14,375,452	-£21,237,992	-£22,635,732	-£22,772,026	-£23,112,771	-£25,157,221	-£26,293,027
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£16,632,479	-£23,239,160	-£24,633,745	-£24,769,705	-£25,109,605	-£27,156,899	-£28,314,372
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£18,915,655	-£25,254,838	-£26,646,497	-£26,784,229	-£27,128,556	-£29,215,128	-£30,380,400
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£21,223,733	-£27,294,454	-£28,717,330	-£28,856,894	-£29,205,804	-£31,296,262	-£32,462,294
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£23,545,306	-£29,992,150	-£30,821,113	-£30,960,446	-£31,308,780	-£33,398,786	-£34,559,900
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£25,880,243	-£31,512,488	-£32,939,430	-£33,078,572	-£33,426,426	-£35,513,553	-£36,671,068

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£5,549,945	£2,349,834	£3,756,219	£3,894,253	£4,239,336	£5,309,837	£7,460,116
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£3,348,405	£4,283,523	£5,694,796	£5,832,336	£6,176,186	£8,239,287	£9,385,455
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£1,132,800	£6,241,567	£7,648,437	£7,785,523	£8,128,240	£10,184,537	£11,326,025
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£1,096,740	£8,214,904	£9,617,008	£9,753,680	£10,095,361	£12,145,442	£13,284,376
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£3,340,088	£10,202,228	£11,600,368	£11,736,665	£12,077,407	£14,121,858	£15,257,664
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£5,597,116	£12,203,796	£13,598,381	£13,734,341	£14,074,241	£16,121,535	£17,279,009
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£7,880,291	£14,219,474	£15,611,134	£15,748,865	£16,093,193	£18,179,764	£19,345,036
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£10,188,369	£16,259,090	£17,681,966	£17,821,531	£18,170,440	£20,261,898	£21,426,930
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£12,509,942	£18,956,787	£19,785,749	£19,925,083	£20,273,417	£22,363,423	£23,524,536
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£14,844,880	£20,477,124	£21,904,067	£22,043,208	£22,391,063	£24,478,190	£25,637,704

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£10,122,491	£2,222,712	£816,326	£678,293	£333,209	-£1,737,292	-£2,887,571
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£7,920,951	£289,023	-£1,122,250	-£1,259,790	-£1,603,640	-£3,666,742	-£4,812,910
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£5,705,345	-£1,688,412	-£3,076,891	-£3,212,976	-£3,553,692	-£5,611,992	-£6,754,476
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£3,475,805	-£3,642,358	-£5,044,462	-£5,181,134	-£5,522,815	-£7,572,897	-£8,711,830
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£1,232,457	-£5,629,683	-£7,027,823	-£7,164,120	-£7,504,862	-£9,549,312	-£10,685,118
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£1,024,570	-£7,631,251	-£9,025,836	-£9,161,796	-£9,501,696	-£11,548,989	-£12,706,463
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£3,307,746	-£9,646,928	-£11,038,588	-£11,176,320	-£11,520,647	-£13,607,218	-£14,772,491
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£5,615,823	-£11,686,545	-£13,109,420	-£13,248,985	-£13,597,895	-£15,688,352	-£16,854,385
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£7,937,397	-£13,784,241	-£15,213,204	-£15,352,537	-£15,700,871	-£17,790,877	-£18,951,991
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£10,272,334	-£15,904,578	-£17,331,521	-£17,470,663	-£17,818,517	-£19,905,644	-£21,065,159

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£15,527,673	£7,627,885	£8,221,508	£8,083,474	£5,738,391	£3,667,890	£2,517,611
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£13,326,133	£5,694,204	£4,282,932	£4,145,392	£3,801,542	£1,738,440	£592,272
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£11,110,527	£3,735,770	£2,329,290	£2,192,204	£1,849,488	-£206,810	-£1,348,118
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£8,880,987	£1,762,823	£360,719	£224,048	-£117,633	-£2,167,715	-£3,306,649
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£6,637,639	-£224,501	-£1,622,641	-£1,758,938	-£2,099,680	-£4,144,131	-£5,279,936
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£4,380,612	-£2,226,099	-£3,620,684	-£3,756,644	-£4,096,544	-£6,143,838	-£7,301,281
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£2,097,436	-£4,241,747	-£5,633,407	-£5,771,138	-£6,115,465	-£8,202,037	-£9,367,309
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£210,642	-£6,281,363	-£7,704,239	-£7,843,803	-£8,192,713	-£10,285,171	-£11,449,203
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£2,532,215	-£8,379,060	-£9,808,022	-£9,947,355	-£10,295,690	-£12,385,696	-£13,546,809
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£4,867,153	-£10,499,397	-£11,926,339	-£12,065,481	-£12,413,336	-£14,500,463	-£15,659,977

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units

Value Area	Zone B - £1,150 psf

No Units	142
Site Area	0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£24,325,690	£16,375,069	£14,979,873	£14,843,915	£14,504,017	£12,454,040	£11,303,761
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£21,965,172	£14,293,621	£12,903,559	£12,768,085	£12,429,308	£10,366,205	£9,220,037
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£19,590,590	£12,197,746	£10,798,671	£10,661,584	£10,318,868	£8,262,570	£7,120,184
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£17,202,070	£10,073,819	£8,671,716	£8,535,044	£8,193,363	£6,143,281	£5,004,347
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£14,799,744	£7,928,110	£6,529,970	£6,393,674	£6,052,932	£4,008,481	£2,872,675
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£12,383,739	£5,768,157	£4,373,572	£4,237,612	£3,897,713	£1,858,315	£725,316
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£9,954,184	£3,594,095	£2,202,660	£2,066,999	£1,727,845	-£311,758	-£1,462,745
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£7,500,274	£1,406,056	£17,371	-£119,830	-£463,497	-£2,544,901	-£3,707,932
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£5,017,742	-£807,966	-£2,230,045	-£2,369,379	-£2,717,713	-£4,807,718	-£5,968,833
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£2,521,846	-£3,084,713	-£4,511,656	-£4,650,797	-£4,998,652	-£7,085,779	-£8,245,293

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	-£2,305,856	-£10,256,476	-£11,651,672	-£11,787,631	-£12,127,529	-£14,177,506	-£15,327,784
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	-£4,666,373	-£12,337,925	-£13,727,987	-£13,863,460	-£14,202,238	-£16,265,341	-£17,411,508
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£7,040,956	-£14,433,800	-£15,832,875	-£15,969,961	-£16,312,677	-£18,368,975	-£19,511,362
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£9,429,476	-£16,557,727	-£17,959,830	-£18,096,501	-£18,438,182	-£20,488,264	-£21,627,199
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£11,831,802	-£18,703,436	-£20,101,576	-£20,237,872	-£20,578,614	-£22,623,064	-£23,758,870
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£14,247,807	-£20,863,389	-£22,257,974	-£22,393,935	-£22,733,632	-£24,773,251	-£25,906,230
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£16,677,361	-£23,037,451	-£24,428,886	-£24,564,547	-£24,903,700	-£26,943,304	-£28,094,291
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£19,131,272	-£25,225,469	-£26,614,174	-£26,751,376	-£27,095,042	-£29,179,446	-£30,339,478
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£21,613,803	-£27,439,512	-£28,861,591	-£29,000,925	-£29,349,259	-£31,439,264	-£32,600,378
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£24,109,699	-£29,716,258	-£31,143,201	-£31,282,343	-£31,630,197	-£33,717,324	-£34,876,839

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£8,729,508	£776,887	-£816,308	-£752,267	-£1,092,165	-£3,142,142	-£4,292,421
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£6,368,990	-£1,302,961	-£2,692,623	-£2,825,096	-£3,166,674	-£5,229,977	-£6,376,145
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£3,994,408	-£3,398,436	-£4,797,511	-£4,934,598	-£5,277,314	-£7,333,611	-£8,475,998
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£1,605,888	-£5,522,363	-£6,924,466	-£7,061,138	-£7,402,819	-£9,452,900	-£10,591,835
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£796,438	-£7,668,072	-£9,066,212	-£9,202,508	-£9,543,250	-£11,587,701	-£12,723,506
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£3,212,443	-£9,828,025	-£11,222,610	-£11,358,570	-£11,698,269	-£13,737,887	-£14,870,866
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£5,641,997	-£12,002,087	-£13,393,522	-£13,529,183	-£13,868,336	-£15,907,940	-£17,058,927
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£8,095,908	-£14,190,106	-£15,578,811	-£15,716,012	-£16,059,679	-£18,144,082	-£19,304,114
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£10,578,440	-£16,404,148	-£17,826,227	-£17,965,561	-£18,313,895	-£20,403,900	-£21,565,015
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£13,074,336	-£18,680,895	-£20,107,838	-£20,246,979	-£20,594,834	-£22,681,961	-£23,841,475

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£13,302,053	£5,351,433	£3,956,237	£3,820,278	£3,480,381	£1,430,403	£280,125
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£10,941,536	£3,269,984	£1,879,922	£1,744,449	£1,405,671	-£857,431	-£1,803,599
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£8,566,953	£1,174,109	-£224,955	-£362,042	-£704,758	-£2,761,056	-£3,903,452
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£6,178,434	-£949,817	-£2,351,920	-£2,488,592	-£2,830,273	-£4,880,355	-£6,019,290
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£3,776,107	-£3,095,527	-£4,493,667	-£4,629,963	-£4,970,705	-£7,015,155	-£8,150,961
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£1,360,102	-£5,255,480	-£6,650,064	-£6,786,024	-£7,125,923	-£9,165,321	-£10,298,320
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£1,069,452	-£7,429,542	-£8,820,977	-£8,956,638	-£9,295,791	-£11,335,395	-£12,486,382
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£3,523,363	-£9,617,560	-£11,006,265	-£11,143,467	-£11,487,133	-£13,568,537	-£14,731,569
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£6,005,894	-£11,831,603	-£13,253,682	-£13,393,015	-£13,741,350	-£15,831,355	-£16,992,469
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£8,501,790	-£14,108,349	-£15,535,292	-£15,674,434	-£16,022,288	-£18,109,415	-£19,268,930

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£18,707,235	£10,756,615	£9,361,419	£9,225,460	£8,885,562	£6,835,585	£5,685,306
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£16,346,718	£8,675,166	£7,285,104	£7,149,631	£6,810,853	£4,747,750	£3,601,583
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£13,972,135	£6,579,291	£5,180,216	£5,043,130	£4,700,413	£2,644,116	£1,501,729
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£11,583,615	£4,455,364	£3,053,261	£2,916,589	£2,574,909	£524,827	-£614,108
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£9,181,289	£2,309,655	£911,515	£775,219	£434,477	-£1,609,973	-£2,745,779
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£6,765,284	£149,702	-£1,244,893	-£1,380,852	-£1,721,741	-£3,760,140	-£4,893,139
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£4,335,730	-£2,024,366	-£3,415,795	-£3,551,456	-£3,890,609	-£5,930,213	-£7,081,200
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£1,881,819	-£4,212,398	-£5,601,083	-£5,738,285	-£6,081,951	-£8,163,355	-£9,326,387
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£600,712	-£6,426,421	-£7,848,500	-£7,987,834	-£8,336,168	-£10,426,173	-£11,587,287
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£3,096,608	-£8,703,168	-£10,130,110	-£10,269,252	-£10,617,106	-£12,704,233	-£13,863,748

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units	Value Area	Zone B - £1,200 psf

No Units	142
Site Area	0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£27,505,253	£19,503,792	£18,108,595	£17,972,636	£17,632,738	£15,593,354	£14,460,363
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£24,985,757	£17,265,906	£15,876,844	£15,740,371	£15,401,688	£13,369,592	£12,229,349
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£22,452,196	£15,013,594	£13,628,253	£13,493,227	£13,155,661	£11,113,497	£9,971,110
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£19,904,699	£12,746,990	£11,364,257	£11,227,585	£10,885,904	£8,835,822	£7,696,888
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£17,343,394	£10,462,267	£9,064,127	£8,927,830	£8,587,088	£6,542,637	£5,406,832
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£14,768,411	£8,143,929	£6,749,344	£6,613,384	£6,273,484	£4,234,086	£3,101,087
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£12,179,878	£5,811,481	£4,420,046	£4,284,385	£3,945,232	£1,910,314	£779,804
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£9,577,924	£3,465,059	£2,076,373	£1,940,973	£1,602,471	-£435,073	-£1,585,117
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£6,949,245	£1,104,795	-£285,835	-£423,075	-£766,174	-£2,848,196	-£4,009,310
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£4,292,390	-£1,288,542	-£2,715,428	-£2,854,569	-£3,202,424	-£5,286,550	-£6,449,064

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£873,708	-£7,127,754	-£8,522,951	-£8,658,909	-£8,998,807	-£11,038,182	-£12,171,163
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	-£1,045,788	-£9,360,639	-£10,755,701	-£10,891,175	-£11,229,857	-£13,261,953	-£14,402,197
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£4,179,349	-£11,617,951	-£13,003,292	-£13,138,318	-£13,475,884	-£15,518,048	-£16,660,436
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£6,726,846	-£13,884,556	-£15,267,289	-£15,403,961	-£15,745,641	-£17,795,723	-£18,934,658
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£9,286,151	-£16,169,278	-£17,567,419	-£17,703,716	-£18,044,458	-£20,088,908	-£21,224,714
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£11,863,134	-£18,487,616	-£19,882,201	-£20,018,162	-£20,358,061	-£22,397,499	-£23,530,458
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£14,451,667	-£20,820,064	-£22,211,499	-£22,347,160	-£22,686,313	-£24,721,231	-£25,851,742
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£17,053,621	-£23,166,486	-£24,555,172	-£24,690,573	-£25,029,074	-£27,066,618	-£28,216,662
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£19,682,301	-£25,526,751	-£26,917,380	-£27,054,620	-£27,397,719	-£29,479,742	-£30,640,855
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£22,339,156	-£27,920,088	-£29,346,973	-£29,486,115	-£29,833,969	-£31,921,095	-£33,080,610

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£11,909,072	£3,907,610	£2,512,413	£2,376,454	£2,036,556	-£2,828	-£1,135,819
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£9,389,576	£1,669,724	£279,662	£144,189	-£194,493	-£2,226,590	-£3,366,835
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£6,856,014	-£882,587	-£1,967,928	-£2,102,955	-£2,440,520	-£4,482,685	-£5,625,072
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£4,308,517	-£2,849,192	-£4,231,925	-£4,368,597	-£4,710,278	-£6,760,359	-£7,899,294
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£1,747,213	-£5,133,915	-£6,532,055	-£6,668,352	-£7,009,094	-£9,053,544	-£10,189,350
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£827,771	-£7,452,253	-£8,846,837	-£8,982,798	-£9,322,697	-£11,362,095	-£12,495,054
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£3,416,303	-£9,784,701	-£11,176,135	-£11,311,797	-£11,650,950	-£13,685,867	-£14,816,378
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£6,018,257	-£12,131,123	-£13,519,809	-£13,655,209	-£13,993,711	-£16,031,255	-£17,181,299
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£8,646,937	-£14,491,387	-£15,882,016	-£16,019,256	-£16,362,355	-£18,444,378	-£19,605,492
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£11,303,792	-£16,884,724	-£18,311,609	-£18,450,751	-£18,798,606	-£20,885,732	-£22,045,246

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£16,481,617	£8,480,155	£7,084,958	£6,949,000	£6,609,102	£4,569,717	£3,436,726
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£13,962,121	£6,242,270	£4,852,208	£4,716,734	£4,378,052	£2,345,956	£1,205,712
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£11,428,560	£3,989,958	£2,604,617	£2,469,591	£2,132,027	£89,861	-£1,052,527
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£8,881,063	£1,723,353	£340,620	£203,949	-£137,732	-£2,187,814	-£3,326,749
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£6,319,758	-£561,369	-£1,959,510	-£2,095,807	-£2,436,548	-£4,480,998	-£5,616,805
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£3,744,775	-£2,876,707	-£4,274,292	-£4,410,253	-£4,750,152	-£6,789,550	-£7,922,549
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£1,156,242	-£5,212,155	-£6,603,590	-£6,739,251	-£7,078,404	-£9,113,322	-£10,243,833
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£1,445,712	-£7,558,577	-£8,947,263	-£9,082,664	-£9,421,165	-£11,458,709	-£12,608,753
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£4,074,392	-£9,918,842	-£11,309,471	-£11,446,711	-£11,789,810	-£13,871,833	-£15,032,946
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£6,731,247	-£12,312,179	-£13,739,064	-£13,878,206	-£14,226,060	-£16,313,186	-£17,472,701

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£21,886,799	£13,885,337	£12,490,140	£12,354,181	£12,014,284	£9,974,899	£8,841,908
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£19,367,303	£11,647,452	£10,257,390	£10,121,916	£9,783,234	£7,751,138	£6,610,894
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£16,833,742	£9,395,140	£8,009,799	£7,874,773	£7,537,207	£5,495,043	£4,352,655
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£14,286,245	£7,128,535	£5,745,802	£5,609,130	£5,267,450	£3,217,368	£2,078,433
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£11,724,940	£4,843,812	£3,445,672	£3,309,375	£2,968,633	£924,183	-£211,623
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£9,149,957	£2,525,475	£1,130,890	£994,929	£655,030	-£1,384,368	-£2,517,367
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£6,561,424	£193,027	-£1,198,408	-£1,334,069	-£1,673,222	-£3,708,140	-£4,838,651
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£3,959,470	-£2,153,395	-£3,542,081	-£3,677,482	-£4,015,983	-£6,053,527	-£7,203,571
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£1,330,790	-£4,513,660	-£5,904,289	-£6,041,529	-£6,384,628	-£8,466,651	-£9,627,765
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£1,326,085	-£6,906,997	-£8,333,882	-£8,473,024	-£8,820,878	-£10,908,004	-£12,067,519

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units		Value Area	Zone B - £1,250 psf

No Units	142
Site Area	0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£30,680,090	£22,632,513	£21,237,316	£21,101,357	£20,761,460	£18,722,076	£17,589,084
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£28,006,343	£20,238,192	£18,848,130	£18,712,666	£18,373,974	£16,341,878	£15,212,935
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£25,313,803	£17,829,444	£16,444,103	£16,309,076	£15,971,511	£13,946,117	£12,820,899
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£22,607,327	£15,406,403	£14,025,372	£13,890,754	£13,554,208	£11,528,364	£10,389,430
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£19,887,045	£12,969,200	£11,592,072	£11,457,824	£11,121,245	£9,076,795	£7,940,989
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£17,153,083	£10,517,968	£9,125,116	£8,989,156	£8,649,256	£6,609,859	£5,476,860
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£14,405,573	£8,028,869	£6,637,434	£6,501,773	£6,162,620	£4,127,701	£2,997,191
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£11,644,641	£5,524,061	£4,135,375	£3,999,975	£3,661,474	£1,630,468	£502,131
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£8,870,417	£3,005,412	£1,619,079	£1,483,902	£1,145,958	-£895,151	-£2,049,788
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£6,062,934	£473,055	-£925,224	-£1,062,275	-£1,406,195	-£3,493,321	-£4,652,836

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£4,048,544	-£3,999,032	-£5,394,229	-£5,530,188	-£5,870,086	-£7,909,469	-£9,042,461
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£1,374,797	-£6,393,354	-£7,783,416	-£7,918,889	-£8,257,072	-£10,289,668	-£11,416,610
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£1,317,742	-£8,802,101	-£10,187,443	-£10,322,470	-£10,660,034	-£12,685,428	-£13,810,646
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£4,024,218	-£11,225,142	-£12,606,173	-£12,740,791	-£13,077,338	-£15,103,181	-£16,242,116
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£6,744,500	-£13,662,346	-£15,039,473	-£15,173,721	-£15,510,300	-£17,554,751	-£18,690,557
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£9,478,462	-£16,113,577	-£17,506,430	-£17,642,389	-£17,982,290	-£20,021,687	-£21,154,686
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£12,225,972	-£18,602,877	-£19,994,111	-£20,129,773	-£20,468,926	-£22,503,844	-£23,634,354
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£14,986,904	-£21,107,484	-£22,496,170	-£22,631,571	-£22,970,071	-£25,001,078	-£26,129,414
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£17,761,129	-£23,626,134	-£25,012,467	-£25,147,644	-£25,485,587	-£27,526,697	-£28,681,334
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£20,568,612	-£26,158,490	-£27,556,769	-£27,693,820	-£28,037,740	-£30,124,866	-£31,284,392

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£15,083,908	£7,036,331	£5,641,134	£5,505,176	£5,165,278	£3,125,894	£1,992,902
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£12,410,161	£4,642,010	£3,251,948	£3,116,475	£2,777,792	£745,696	-£383,247
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£9,717,621	£2,233,262	£847,921	£712,894	£375,329	-£1,660,065	-£2,775,283
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£7,011,146	-£189,778	-£1,570,810	-£1,705,428	-£2,041,974	-£4,067,817	-£5,206,752
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£4,290,863	-£2,626,982	-£4,004,110	-£4,139,358	-£4,474,937	-£6,519,387	-£7,655,193
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£1,556,902	-£5,078,214	-£6,471,066	-£6,607,025	-£6,946,926	-£8,986,323	-£10,119,322
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£1,190,608	-£7,567,313	-£8,958,748	-£9,094,409	-£9,433,562	-£11,468,481	-£12,598,990
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£3,951,541	-£10,072,121	-£11,460,807	-£11,596,207	-£11,934,708	-£13,965,714	-£15,094,051
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£6,725,765	-£12,590,770	-£13,977,103	-£14,112,280	-£14,450,223	-£16,491,333	-£17,645,970
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£9,533,248	-£15,123,126	-£16,521,406	-£16,658,457	-£17,002,376	-£19,089,502	-£20,249,028

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£19,656,453	£11,608,877	£10,213,680	£10,077,721	£9,737,823	£7,698,440	£6,565,448
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£16,982,706	£9,214,555	£7,824,493	£7,689,020	£7,350,338	£5,318,241	£4,189,299
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£14,290,167	£6,805,808	£5,420,466	£5,285,439	£4,947,875	£2,922,481	£1,797,263
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£11,583,691	£4,382,767	£3,001,736	£2,867,118	£2,530,572	£504,728	-£634,207
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£8,863,409	£1,945,564	£568,436	£434,188	£97,609	-£1,945,842	-£3,082,648
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£6,129,447	-£505,506	-£1,898,301	-£2,034,460	-£2,373,580	-£4,413,778	-£5,546,777
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£3,381,937	-£2,994,767	-£4,386,202	-£4,521,863	-£4,861,017	-£6,895,935	-£8,026,445
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£621,005	-£5,499,075	-£6,888,261	-£7,023,662	-£7,362,162	-£9,393,168	-£10,521,505
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£2,153,220	-£8,018,224	-£9,404,558	-£9,539,734	-£9,877,678	-£11,918,788	-£13,073,425
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£4,960,703	-£10,550,581	-£11,948,860	-£12,085,911	-£12,429,831	-£14,516,957	-£15,676,472

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£25,061,635	£17,014,058	£15,618,861	£15,482,903	£15,143,005	£13,103,621	£11,970,630
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£22,387,888	£14,619,737	£13,229,675	£13,094,202	£12,755,519	£10,723,423	£9,594,481
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£19,695,348	£12,210,989	£10,825,648	£10,690,621	£10,353,056	£8,327,663	£7,202,445
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£16,988,873	£9,787,949	£8,406,917	£8,272,299	£7,935,753	£5,909,910	£4,770,975
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£14,268,591	£7,350,745	£5,973,618	£5,839,370	£5,502,791	£3,458,340	£2,322,534
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£11,534,629	£4,899,513	£3,506,661	£3,370,702	£3,030,801	£991,404	-£141,596
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£8,787,119	£2,410,414	£1,018,980	£883,318	£544,165	-£1,490,753	-£2,621,263
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£6,026,186	-£94,393	-£1,483,079	-£1,618,480	-£1,956,980	-£3,987,987	-£5,116,323
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£3,251,962	-£2,613,043	-£3,999,376	-£4,134,553	-£4,472,496	-£6,513,606	-£7,668,243
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£444,479	-£5,145,399	-£6,543,678	-£6,680,729	-£7,024,649	-£9,111,775	-£10,271,291

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units		Value Area	Zone B - £1,300 psf
No Units	142	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£33,830,174	£25,761,234	£24,366,037	£24,230,079	£23,890,182	£21,850,797	£20,717,806
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£31,010,611	£23,210,477	£21,820,415	£21,684,942	£21,346,259	£19,314,163	£18,185,221
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£28,175,410	£20,645,294	£19,259,951	£19,124,925	£18,787,360	£16,761,967	£15,636,748
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£25,309,957	£18,065,816	£16,684,785	£16,550,167	£16,213,622	£14,194,350	£13,072,533
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£22,430,696	£15,472,178	£14,095,050	£13,960,802	£13,625,181	£11,610,951	£10,475,145
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£19,537,756	£12,864,509	£11,490,882	£11,356,966	£11,022,175	£8,985,630	£7,852,631
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£16,631,267	£10,242,943	£8,854,821	£8,719,160	£8,380,006	£8,345,089	£5,214,578
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£13,711,358	£7,583,063	£6,194,378	£6,058,978	£5,720,476	£3,689,470	£2,561,133
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£10,778,155	£4,906,029	£3,519,696	£3,384,519	£3,046,577	£1,018,919	-£109,197
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£7,831,789	£2,215,289	£830,913	£695,923	£358,445	-£1,697,092	-£2,856,607

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£7,198,628	-£870,311	-£2,265,508	-£2,401,467	-£2,741,364	-£4,780,748	-£5,913,740
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£4,379,060	-£3,421,068	-£4,811,130	-£4,946,804	-£5,285,298	-£7,317,392	-£8,440,326
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£1,543,864	-£5,986,252	-£7,371,594	-£7,506,620	-£7,844,185	-£9,869,579	-£10,994,798
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£1,321,589	-£8,565,729	-£9,946,761	-£10,081,379	-£10,417,924	-£12,437,195	-£13,559,013
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£4,200,849	-£11,159,368	-£12,536,495	-£12,670,744	-£13,006,365	-£15,020,595	-£16,156,401
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£7,093,790	-£13,767,036	-£15,140,663	-£15,274,579	-£15,609,370	-£17,645,915	-£18,778,914
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£10,000,278	-£16,388,603	-£17,776,725	-£17,912,386	-£18,251,539	-£20,286,457	-£21,416,967
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£12,920,168	-£19,048,482	-£20,432,167	-£20,572,568	-£20,911,069	-£22,942,076	-£24,070,412
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£15,853,391	-£21,725,516	-£23,111,850	-£23,247,026	-£23,584,969	-£25,612,626	-£26,740,743
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£18,799,756	-£24,416,257	-£25,800,632	-£25,935,622	-£26,273,100	-£28,328,638	-£29,488,192

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£18,233,992	£10,165,052	£8,769,856	£8,633,897	£8,294,000	£6,254,616	£5,121,624
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£15,414,429	£7,614,295	£6,224,233	£6,088,760	£5,750,078	£3,717,981	£2,589,039
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£12,579,228	£5,049,112	£3,663,770	£3,528,744	£3,191,178	£1,165,785	£40,566
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£9,713,775	£2,469,634	£1,088,603	£953,985	£617,440	-£1,401,831	-£2,523,649
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£6,834,514	-£124,884	-£1,501,132	-£1,635,380	-£1,971,000	-£3,985,231	-£5,121,037
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£3,941,574	-£2,731,673	-£4,105,299	-£4,239,215	-£4,574,007	-£6,610,552	-£7,743,551
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£1,035,086	-£5,353,239	-£6,741,361	-£6,877,022	-£7,216,175	-£9,251,093	-£10,381,604
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£1,884,823	-£8,013,110	-£9,401,804	-£9,537,204	-£9,875,708	-£11,906,712	-£13,035,049
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£4,818,027	-£10,690,153	-£12,076,486	-£12,211,663	-£12,549,605	-£14,577,262	-£15,705,379
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£7,764,393	-£13,380,893	-£14,765,269	-£14,900,259	-£15,237,737	-£17,293,274	-£18,452,829

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£22,806,537	£14,737,598	£13,342,401	£13,206,442	£12,866,546	£10,827,161	£9,694,169
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£19,986,974	£12,186,841	£10,796,779	£10,661,305	£10,322,623	£8,290,527	£7,161,584
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£17,151,773	£9,621,657	£8,236,315	£8,101,289	£7,763,722	£5,738,330	£4,613,111
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£14,286,320	£7,042,180	£5,661,148	£5,526,530	£5,189,985	£3,170,714	£2,048,896
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£11,407,060	£4,448,541	£3,071,414	£2,937,166	£2,601,544	£587,314	-£548,491
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£8,514,120	£1,840,875	£467,246	£333,330	£1,981	-£2,038,006	-£3,171,005
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£5,607,631	-£780,694	-£2,168,816	-£2,304,477	-£2,643,630	-£4,678,548	-£5,809,058
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£2,687,721	-£3,440,573	-£4,829,258	-£4,964,659	-£5,303,160	-£7,334,167	-£8,462,503
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£265,482	-£6,117,607	-£7,503,941	-£7,639,117	-£7,977,060	-£10,004,717	-£11,132,834
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£3,191,847	-£9,808,348	-£10,192,723	-£10,327,713	-£10,665,191	-£12,720,729	-£13,880,283

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£28,211,719	£20,142,780	£18,747,583	£18,611,624	£18,271,727	£16,232,343	£15,099,351
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£25,392,156	£17,592,023	£16,201,961	£16,066,487	£15,727,805	£13,695,709	£12,566,766
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£22,556,955	£15,026,839	£13,641,497	£13,506,471	£13,168,905	£11,143,512	£10,018,293
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£19,691,502	£12,447,362	£11,066,330	£10,931,712	£10,595,167	£8,575,896	£7,454,078
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£16,812,242	£9,853,723	£8,476,596	£8,342,347	£8,006,726	£5,992,496	£4,856,690
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£13,919,301	£7,246,054	£5,872,428	£5,738,512	£5,403,720	£3,367,176	£2,234,177
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£11,012,813	£4,624,488	£3,236,366	£3,100,705	£2,761,552	£726,634	-£403,876
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£8,092,903	£1,964,608	£575,923	£440,523	£102,022	-£1,926,985	-£3,057,322
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£5,159,700	-£712,429	-£2,096,769	-£2,231,936	-£2,570,078	-£4,596,535	-£5,727,652
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£2,213,335	-£3,403,166	-£4,787,541	-£4,922,531	-£5,260,009	-£7,315,547	-£8,475,061

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units

Value Area	Zone B - £900 psf

No Units	192
Site Area	0.29 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£7,132,841	-£3,163,226	-£5,205,089	-£5,402,833	-£5,897,195	-£8,863,362	-£10,511,233
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£5,080,062	-£4,903,744	-£8,941,337	-£7,138,394	-£7,631,039	-£10,586,905	-£12,229,053
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£3,007,050	-£6,668,634	-£8,699,586	-£8,896,015	-£9,387,087	-£12,333,521	-£13,970,428
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£913,981	-£8,454,729	-£10,479,647	-£10,675,505	-£11,165,148	-£14,103,011	-£15,735,156
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£1,217,265	-£10,261,845	-£12,281,328	-£12,476,672	-£12,965,030	-£15,895,175	-£17,523,033
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£3,388,403	-£12,089,795	-£14,104,443	-£14,299,327	-£14,786,540	-£17,709,815	-£19,333,855
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£5,608,055	-£13,938,396	-£15,948,797	-£16,143,280	-£16,629,487	-£19,546,730	-£21,167,420
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£7,847,661	-£15,807,465	-£17,814,203	-£18,008,340	-£18,493,680	-£21,405,722	-£23,023,523
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£10,107,041	-£17,696,814	-£19,700,472	-£19,894,315	-£20,378,927	-£23,286,592	-£24,901,963
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£12,386,016	-£19,606,260	-£21,607,411	-£21,801,018	-£22,285,036	-£25,189,142	-£26,802,533

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	-£20,766,873	-£31,062,940	-£33,104,803	-£33,302,547	-£33,796,909	-£36,763,076	-£38,410,947
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	-£22,819,653	-£32,803,458	-£34,844,051	-£35,038,109	-£35,530,753	-£38,486,619	-£40,129,768
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	-£24,892,664	-£34,568,348	-£36,599,300	-£36,795,720	-£37,286,801	-£40,233,235	-£41,870,143
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£26,985,733	-£36,354,443	-£38,379,361	-£38,575,219	-£39,064,862	-£42,002,725	-£43,634,870
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£29,116,979	-£38,161,559	-£40,181,043	-£40,376,388	-£40,864,744	-£43,794,869	-£45,422,747
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£31,288,117	-£39,989,509	-£42,004,157	-£42,199,041	-£42,686,254	-£45,609,529	-£47,233,570
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£33,507,770	-£41,838,110	-£43,848,511	-£44,042,994	-£44,529,201	-£47,446,444	-£49,067,135
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£35,747,376	-£43,707,179	-£45,713,917	-£45,908,054	-£46,393,394	-£49,305,436	-£50,923,238
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£38,006,755	-£45,596,528	-£47,600,186	-£47,794,030	-£48,278,641	-£51,186,307	-£52,801,677
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£40,285,730	-£47,505,974	-£49,507,126	-£49,700,733	-£50,184,750	-£53,088,858	-£54,702,248

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	-£9,206,016	-£15,502,083	-£21,543,948	-£21,741,690	-£22,236,052	-£25,202,219	-£26,850,090
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	-£11,258,795	-£21,242,601	-£23,280,194	-£23,477,252	-£23,969,896	-£26,925,762	-£28,567,911
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	-£13,331,807	-£23,007,491	-£25,038,443	-£25,234,873	-£25,725,944	-£28,672,378	-£30,309,286
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£15,424,876	-£24,793,586	-£26,818,504	-£27,014,362	-£27,504,005	-£30,441,868	-£32,074,013
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£17,556,122	-£26,600,702	-£28,620,186	-£28,815,529	-£29,303,887	-£32,234,032	-£33,861,890
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£19,727,260	-£28,428,652	-£30,443,300	-£30,638,184	-£31,125,397	-£34,048,672	-£35,672,712
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£21,946,912	-£30,277,253	-£32,287,654	-£32,482,137	-£32,968,344	-£35,885,587	-£37,506,277
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£24,186,518	-£32,146,322	-£34,153,060	-£34,347,197	-£34,832,537	-£37,744,579	-£39,362,381
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£26,445,898	-£34,035,671	-£36,039,329	-£36,233,172	-£36,717,784	-£39,625,450	-£41,240,820
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£28,724,873	-£35,945,117	-£37,946,269	-£38,139,876	-£38,623,893	-£41,527,999	-£43,141,391

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	-£4,415,730	-£14,711,797	-£16,753,660	-£16,951,404	-£17,445,766	-£20,411,933	-£22,059,804
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	-£6,468,510	-£16,452,316	-£18,489,909	-£18,686,966	-£19,179,610	-£22,135,477	-£23,777,625
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	-£8,541,521	-£18,217,205	-£20,248,157	-£20,444,587	-£20,935,659	-£23,882,092	-£25,519,000
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£10,634,590	-£20,003,300	-£22,028,218	-£22,224,076	-£22,713,719	-£25,651,582	-£27,283,728
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£12,765,836	-£21,810,416	-£23,829,900	-£24,025,243	-£24,513,601	-£27,443,746	-£29,071,604
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£14,936,974	-£23,638,366	-£25,653,014	-£25,847,898	-£26,335,111	-£29,258,386	-£30,882,427
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£17,156,627	-£25,486,967	-£27,497,368	-£27,691,851	-£28,178,058	-£31,095,301	-£32,715,992
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£19,396,233	-£27,356,036	-£29,362,774	-£29,556,911	-£30,042,252	-£32,954,294	-£34,572,096
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£21,655,613	-£29,245,385	-£31,249,043	-£31,442,887	-£31,927,499	-£34,835,164	-£36,450,534
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£23,934,587	-£31,154,831	-£33,155,983	-£33,349,590	-£33,833,607	-£36,737,713	-£38,351,105

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£1,246,841	-£3,049,226	-£11,091,089	-£11,288,833	-£11,783,195	-£14,749,362	-£16,397,233
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	-£805,938	-£10,789,744	-£12,827,337	-£13,024,394	-£13,517,039	-£16,472,905	-£18,115,053
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	-£2,878,950	-£12,554,634	-£14,585,586	-£14,782,015	-£15,273,087	-£18,219,521	-£19,856,428
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£4,972,019	-£14,340,729	-£16,365,647	-£16,561,505	-£17,051,148	-£19,989,011	-£21,621,156
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£7,103,265	-£16,147,845	-£18,167,328	-£18,362,672	-£18,851,030	-£21,781,175	-£23,409,033
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£9,274,403	-£17,975,795	-£19,990,443	-£20,185,327	-£20,672,540	-£23,595,815	-£25,219,855
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£11,494,055	-£19,824,396	-£21,834,797	-£22,029,280	-£22,515,487	-£25,432,730	-£27,053,420
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£13,733,661	-£21,693,465	-£23,700,203	-£23,894,340	-£24,379,680	-£27,291,722	-£28,909,523
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£15,993,041	-£23,582,814	-£25,586,472	-£25,780,315	-£26,264,927	-£29,172,592	-£30,787,963
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£18,272,016	-£25,492,260	-£27,493,411	-£27,687,018	-£28,171,036	-£31,075,142	-£32,688,533

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units		Value Area	Zone B - £950 psf
No Units	192	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£11,350,915	£1,056,156	-£941,842	-£1,136,615	-£1,823,547	-£4,560,431	-£6,208,301
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£9,107,714	-£855,559	-£2,862,529	-£3,056,625	-£3,543,253	-£6,499,120	-£8,141,268
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£6,822,721	-£2,804,458	-£4,826,947	-£5,023,377	-£5,514,449	-£8,460,882	-£10,097,790
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£4,517,870	-£4,797,237	-£6,822,155	-£7,018,012	-£7,507,656	-£10,445,519	-£12,077,665
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£2,192,737	-£6,819,499	-£8,838,984	-£9,034,326	-£9,522,684	-£12,452,829	-£14,080,688
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£154,222	-£8,862,596	-£10,877,243	-£11,072,128	-£11,559,341	-£14,482,615	-£16,106,657
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£2,554,469	-£10,926,344	-£12,936,744	-£13,131,228	-£13,617,435	-£16,534,677	-£18,155,368
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£5,005,306	-£13,010,559	-£15,017,297	-£15,211,434	-£15,696,775	-£18,608,817	-£20,226,618
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£7,483,329	-£15,115,055	-£17,118,712	-£17,312,557	-£17,797,188	-£20,704,834	-£22,320,203
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£9,980,946	-£17,239,648	-£19,240,799	-£19,434,406	-£19,918,423	-£22,822,529	-£24,435,922

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	-£16,548,799	-£26,843,559	-£28,841,557	-£29,036,329	-£29,523,261	-£32,460,145	-£34,108,016
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	-£18,792,000	-£28,750,574	-£30,760,244	-£30,956,339	-£31,442,968	-£34,396,514	-£36,040,982
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	-£21,076,994	-£30,704,173	-£32,726,662	-£32,923,091	-£33,414,163	-£36,360,597	-£37,997,504
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£23,382,044	-£32,696,952	-£34,721,869	-£34,917,727	-£35,407,370	-£38,345,234	-£39,977,379
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£25,706,977	-£34,719,213	-£36,738,698	-£36,934,041	-£37,422,399	-£40,352,543	-£41,980,403
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£28,053,937	-£36,782,511	-£38,776,957	-£38,971,842	-£39,459,056	-£42,382,329	-£44,006,371
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£30,454,183	-£38,826,059	-£40,836,459	-£41,030,942	-£41,517,149	-£44,434,392	-£46,055,082
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£32,905,020	-£40,910,273	-£42,917,012	-£43,111,148	-£43,598,489	-£46,509,531	-£48,126,332
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£35,383,043	-£43,014,769	-£45,018,426	-£45,212,271	-£45,696,882	-£48,604,548	-£50,219,918
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£37,880,660	-£45,139,363	-£47,140,513	-£47,334,120	-£47,818,137	-£50,722,244	-£52,335,638

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	-£4,987,542	-£15,282,702	-£17,280,699	-£17,475,472	-£17,962,404	-£20,899,288	-£22,547,159
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	-£7,231,143	-£17,194,417	-£19,201,387	-£19,395,482	-£19,882,111	-£22,837,977	-£24,480,125
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	-£9,516,136	-£19,143,315	-£21,165,805	-£21,362,234	-£21,853,306	-£24,799,739	-£26,436,647
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£11,821,187	-£21,136,095	-£23,161,012	-£23,356,889	-£23,846,513	-£26,784,376	-£28,416,522
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£14,146,120	-£23,158,356	-£25,177,841	-£25,373,184	-£25,861,541	-£28,791,686	-£30,419,546
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£16,493,079	-£25,201,654	-£27,216,100	-£27,410,985	-£27,898,198	-£30,821,472	-£32,445,514
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£18,893,326	-£27,265,202	-£29,275,602	-£29,470,085	-£29,956,292	-£32,873,535	-£34,494,225
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£21,344,163	-£29,349,416	-£31,356,155	-£31,550,291	-£32,035,632	-£34,947,674	-£36,565,475
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£23,822,186	-£31,453,912	-£33,457,569	-£33,651,414	-£34,136,025	-£37,043,691	-£38,659,060
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£26,319,803	-£33,578,505	-£35,579,656	-£35,773,263	-£36,257,280	-£39,161,387	-£40,774,779

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	-£197,656	-£10,492,416	-£12,490,414	-£12,685,186	-£13,172,118	-£16,109,002	-£17,756,873
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	-£2,440,857	-£12,404,131	-£14,411,101	-£14,605,197	-£15,091,825	-£18,047,691	-£19,689,839
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	-£4,725,851	-£14,353,030	-£16,375,519	-£16,571,949	-£17,063,020	-£20,009,454	-£21,646,361
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£7,030,901	-£16,345,809	-£18,370,726	-£18,566,584	-£19,056,228	-£21,994,091	-£23,626,236
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£9,355,835	-£18,368,071	-£20,387,555	-£20,582,898	-£21,071,256	-£24,001,401	-£25,629,260
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£11,702,794	-£20,411,368	-£22,425,814	-£22,620,700	-£23,107,913	-£26,031,186	-£27,655,228
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£14,103,041	-£22,474,916	-£24,485,316	-£24,679,800	-£25,166,006	-£28,083,249	-£29,703,939
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£16,553,877	-£24,559,130	-£26,565,869	-£26,760,005	-£27,245,346	-£30,157,388	-£31,775,189
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£19,031,900	-£26,663,626	-£28,667,284	-£28,861,128	-£29,345,739	-£32,253,405	-£33,868,775
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£21,529,517	-£28,788,220	-£30,789,370	-£30,982,977	-£31,466,994	-£34,371,101	-£35,984,493

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£5,464,915	-£4,829,844	-£6,827,842	-£7,022,615	-£7,509,547	-£10,446,431	-£12,094,301
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£3,221,714	-£6,741,559	-£8,748,529	-£8,942,625	-£9,429,253	-£12,385,120	-£14,027,268
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£936,721	-£8,690,458	-£10,712,947	-£10,909,377	-£11,400,449	-£14,346,882	-£15,983,790
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£1,368,330	-£10,683,237	-£12,708,155	-£12,904,012	-£13,393,656	-£16,331,519	-£17,963,665
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£3,693,263	-£12,705,499	-£14,724,984	-£14,920,326	-£15,408,684	-£18,338,829	-£19,966,688
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£6,040,222	-£14,748,796	-£16,763,243	-£16,958,128	-£17,445,341	-£20,368,615	-£21,992,657
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£8,440,469	-£16,812,344	-£18,822,744	-£19,017,228	-£19,503,435	-£22,420,677	-£24,041,368
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£10,891,306	-£18,896,559	-£20,903,297	-£21,097,434	-£21,582,775	-£24,494,817	-£26,112,618
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£13,369,329	-£21,001,055	-£23,004,712	-£23,198,557	-£23,683,188	-£26,590,834	-£28,206,203
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£15,866,946	-£23,125,648	-£25,126,799	-£25,320,406	-£25,804,423	-£28,708,529	-£30,321,922

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units		Value Area	Zone B - £1,000 psf
No Units	192	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£15,534,729	£5,227,998	£3,244,154	£3,052,309	£2,572,696	-£309,639	-£1,932,744
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£13,086,062	£3,120,549	£1,143,741	£952,562	£474,615	-£2,429,587	-£4,053,483
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£10,617,468	£992,347	-£992,940	-£1,186,416	-£1,670,109	-£4,588,244	-£6,225,151
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£8,121,359	-£1,174,071	-£3,168,556	-£3,361,470	-£3,850,165	-£6,788,027	-£8,420,173
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£5,584,444	-£3,377,154	-£5,396,638	-£5,591,981	-£6,080,339	-£9,010,485	-£10,638,343
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£3,027,821	-£5,635,398	-£7,650,045	-£7,844,930	-£8,332,142	-£11,255,417	-£12,879,458
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£451,665	-£7,914,292	-£9,924,693	-£10,119,176	-£10,605,383	-£13,522,626	-£15,143,316
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£2,176,561	-£10,213,653	-£12,220,392	-£12,414,528	-£12,899,869	-£15,811,911	-£17,429,712
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£4,859,617	-£12,533,296	-£14,536,954	-£14,730,798	-£15,215,409	-£18,123,075	-£19,738,445
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£7,575,877	-£14,873,036	-£16,874,186	-£17,067,793	-£17,551,811	-£20,455,917	-£22,069,309

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	-£12,364,986	-£22,671,717	-£24,655,560	-£24,847,406	-£25,327,018	-£28,209,353	-£29,852,458
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	-£14,813,652	-£24,779,165	-£26,755,973	-£26,947,152	-£27,425,100	-£30,309,301	-£31,953,197
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	-£17,282,246	-£26,907,367	-£28,892,655	-£29,086,121	-£29,569,824	-£32,467,958	-£34,124,866
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£19,778,356	-£29,073,785	-£31,068,270	-£31,261,185	-£31,749,879	-£34,687,741	-£36,319,888
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£22,315,270	-£31,276,868	-£33,296,353	-£33,491,695	-£33,980,033	-£36,910,199	-£38,538,057
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£24,871,893	-£33,535,112	-£35,549,759	-£35,744,684	-£36,231,856	-£39,155,131	-£40,779,173
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£27,448,049	-£35,814,006	-£37,824,407	-£38,018,890	-£38,505,097	-£41,422,340	-£43,043,030
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£30,076,275	-£38,113,568	-£40,120,106	-£40,314,243	-£40,799,583	-£43,711,625	-£45,329,427
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£32,759,331	-£40,433,011	-£42,436,668	-£42,630,512	-£43,115,123	-£46,022,789	-£47,638,159
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£35,475,591	-£42,772,750	-£44,773,900	-£44,967,507	-£45,451,526	-£48,355,631	-£49,969,023

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	-£804,129	-£11,110,860	-£13,094,703	-£13,286,548	-£13,766,161	-£16,648,496	-£18,271,601
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	-£3,252,795	-£13,218,308	-£15,195,116	-£15,386,295	-£15,864,243	-£18,748,444	-£20,392,340
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	-£5,721,389	-£15,346,510	-£17,331,797	-£17,525,274	-£18,008,966	-£20,907,101	-£22,564,009
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£8,217,499	-£17,512,928	-£19,507,413	-£19,700,328	-£20,189,022	-£23,126,884	-£24,759,030
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£10,754,413	-£19,716,011	-£21,735,496	-£21,930,838	-£22,419,196	-£25,349,342	-£26,977,200
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£13,311,036	-£21,974,255	-£23,988,902	-£24,183,787	-£24,670,999	-£27,594,274	-£29,218,315
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£15,887,192	-£24,253,149	-£26,263,550	-£26,458,033	-£26,944,240	-£29,861,483	-£31,482,173
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£18,515,418	-£26,552,711	-£28,559,249	-£28,753,386	-£29,238,726	-£32,150,768	-£33,768,569
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£21,198,474	-£28,872,153	-£30,875,811	-£31,069,655	-£31,554,266	-£34,461,932	-£36,077,302
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£23,914,734	-£31,211,893	-£33,213,043	-£33,406,650	-£33,890,668	-£36,794,774	-£38,408,166

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£3,986,157	-£6,320,574	-£8,304,417	-£8,496,263	-£8,975,875	-£11,858,210	-£13,481,316
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£1,537,491	-£8,429,023	-£10,404,830	-£10,596,009	-£11,073,957	-£13,978,158	-£15,602,054
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	-£931,103	-£10,556,224	-£12,541,512	-£12,734,988	-£13,218,681	-£16,136,815	-£17,773,723
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£3,427,213	-£12,722,642	-£14,717,128	-£14,910,042	-£15,398,736	-£18,336,598	-£19,968,745
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£5,964,128	-£14,925,725	-£16,945,210	-£17,140,552	-£17,628,910	-£20,559,056	-£22,186,914
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£8,520,750	-£17,183,969	-£19,198,616	-£19,393,501	-£19,880,713	-£22,803,988	-£24,428,030
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£11,096,906	-£19,462,863	-£21,473,264	-£21,667,747	-£22,153,954	-£25,071,197	-£26,691,888
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£13,725,132	-£21,762,425	-£23,768,963	-£23,963,100	-£24,448,440	-£27,360,482	-£28,978,284
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£16,408,188	-£24,081,868	-£26,085,525	-£26,279,369	-£26,763,980	-£29,671,647	-£31,287,016
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£19,124,448	-£26,421,607	-£28,422,758	-£28,616,365	-£29,100,383	-£32,004,488	-£33,617,881

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£9,648,729	-£698,002	-£2,641,940	-£2,833,991	-£3,313,904	-£6,196,039	-£7,816,744
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£7,200,062	-£2,765,451	-£4,742,209	-£4,933,438	-£5,411,385	-£8,315,587	-£9,939,483
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£4,731,468	-£4,893,053	-£6,878,940	-£7,072,416	-£7,556,109	-£10,474,244	-£12,111,151
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£2,235,359	-£7,066,071	-£9,054,556	-£9,247,470	-£9,736,165	-£12,674,027	-£14,306,173
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£301,556	-£9,263,154	-£11,282,638	-£11,477,981	-£11,966,339	-£14,896,485	-£16,524,343
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£2,858,179	-£11,521,398	-£13,536,045	-£13,730,930	-£14,218,142	-£17,141,417	-£18,765,458
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£5,434,335	-£13,800,292	-£15,810,693	-£16,005,176	-£16,491,383	-£19,408,626	-£21,029,316
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£8,062,561	-£16,099,853	-£18,106,392	-£18,300,529	-£18,785,869	-£21,697,911	-£23,315,712
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£10,745,617	-£18,419,296	-£20,422,954	-£20,616,798	-£21,101,409	-£24,009,075	-£25,624,445
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£13,461,877	-£20,759,036	-£22,760,186	-£22,953,793	-£23,437,811	-£26,341,917	-£27,955,309

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units		Value Area	Zone B - £1,050 psf
No Units	192	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£19,718,542	£9,399,840	£7,415,997	£7,224,151	£6,744,537	£3,866,856	£2,268,144
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£17,060,685	£7,083,798	£5,106,991	£4,915,812	£4,437,863	£1,570,177	-£23,334
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£14,382,901	£4,747,005	£2,776,641	£2,586,072	£2,109,649	-£760,313	-£2,372,620
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£11,685,360	£2,389,640	£425,130	£235,115	-£243,583	-£3,137,293	-£4,762,681
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£8,968,236	£11,881	-£1,977,071	-£2,169,478	-£2,650,496	-£5,568,139	-£7,195,998
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£6,207,547	-£2,422,498	-£4,422,846	-£4,617,731	-£5,104,943	-£8,028,218	-£9,652,260
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£3,419,409	-£4,902,240	-£6,912,640	-£7,107,124	-£7,593,330	-£10,510,573	-£12,131,264
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£611,913	-£7,416,748	-£9,423,486	-£9,617,623	-£10,102,963	-£13,015,005	-£14,632,807
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£2,248,561	-£9,951,537	-£11,955,195	-£12,149,038	-£12,633,650	-£15,541,316	-£17,156,686
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£5,170,807	-£12,506,423	-£14,507,574	-£14,701,181	-£15,185,199	-£18,089,304	-£19,702,697

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	-£8,181,172	-£18,499,875	-£20,483,718	-£20,675,563	-£21,155,177	-£24,032,858	-£25,651,570
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	-£10,839,029	-£20,815,917	-£22,792,773	-£22,983,902	-£23,461,855	-£26,329,537	-£27,923,048
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	-£13,516,813	-£23,152,709	-£25,123,073	-£25,313,643	-£25,790,066	-£28,660,028	-£30,272,335
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£16,214,354	-£25,510,074	-£27,474,585	-£27,664,599	-£28,143,297	-£31,037,007	-£32,662,395
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£16,931,478	-£27,887,633	-£29,876,785	-£30,069,193	-£30,550,210	-£33,467,853	-£35,095,712
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£21,692,167	-£30,322,212	-£32,322,560	-£32,517,445	-£33,004,658	-£35,927,932	-£37,551,974
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£24,480,305	-£32,801,955	-£34,812,355	-£35,006,838	-£35,493,045	-£38,410,288	-£40,030,978
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£27,287,801	-£35,316,462	-£37,323,201	-£37,517,337	-£38,002,678	-£40,914,720	-£42,532,521
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£30,148,275	-£37,851,251	-£39,854,909	-£40,048,753	-£40,533,365	-£43,441,030	-£45,056,400
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£33,070,521	-£40,406,157	-£42,407,288	-£42,600,896	-£43,084,913	-£45,989,018	-£47,602,411

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£3,379,685	-£8,899,017	-£8,922,861	-£9,114,706	-£9,594,320	-£12,472,001	-£14,070,713
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£721,828	-£9,255,050	-£11,231,866	-£11,423,045	-£11,899,994	-£14,768,680	-£16,362,191
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	-£1,955,956	-£11,591,852	-£13,562,216	-£13,752,785	-£14,229,209	-£17,099,171	-£18,711,477
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£4,653,497	-£13,949,217	-£15,913,728	-£16,103,742	-£16,582,440	-£19,476,150	-£21,101,538
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£7,370,621	-£16,328,976	-£18,315,928	-£18,508,335	-£18,989,353	-£21,906,996	-£23,534,855
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£10,131,310	-£18,761,355	-£20,761,703	-£20,956,588	-£21,443,800	-£24,367,075	-£25,991,117
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£12,919,448	-£21,241,098	-£23,251,498	-£23,445,981	-£23,932,188	-£26,849,430	-£28,470,121
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£15,726,944	-£23,755,605	-£25,762,343	-£25,956,480	-£26,441,821	-£29,353,863	-£30,971,664
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£18,587,418	-£26,290,394	-£28,294,052	-£28,487,896	-£28,972,507	-£31,880,173	-£33,495,543
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£21,509,664	-£28,845,280	-£30,846,431	-£31,040,039	-£31,524,056	-£34,428,161	-£36,041,554

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£8,169,971	-£2,148,732	-£4,132,575	-£4,324,421	-£4,804,034	-£7,681,715	-£9,280,427
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£5,512,114	-£4,464,774	-£6,441,581	-£6,632,759	-£7,109,703	-£9,978,394	-£11,571,905
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£2,834,329	-£6,801,566	-£8,771,931	-£8,962,500	-£9,438,923	-£12,308,885	-£13,921,192
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£136,789	-£9,158,931	-£11,123,442	-£11,313,456	-£11,792,154	-£14,685,864	-£16,311,252
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£2,580,336	-£11,536,690	-£13,525,642	-£13,718,050	-£14,199,067	-£17,116,711	-£18,744,569
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£5,341,024	-£13,971,069	-£15,971,417	-£16,166,303	-£16,653,515	-£19,576,789	-£21,200,831
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£8,129,162	-£16,450,812	-£18,461,212	-£18,655,695	-£19,141,902	-£22,059,145	-£23,679,835
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£10,936,659	-£18,965,319	-£20,972,058	-£21,166,194	-£21,651,535	-£24,563,577	-£26,181,378
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£13,797,133	-£21,500,108	-£23,503,766	-£23,697,610	-£24,182,222	-£27,089,887	-£28,705,258
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£16,719,379	-£24,054,994	-£26,056,145	-£26,249,753	-£26,733,770	-£29,637,876	-£31,251,268

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£13,832,542	£3,513,840	£1,529,997	£1,338,151	£858,537	-£2,019,144	-£3,617,856
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£11,174,685	£1,197,798	-£779,009	-£970,188	-£1,448,137	-£4,315,823	-£5,909,334
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£8,496,901	-£1,136,995	-£3,109,359	-£3,299,928	-£3,776,351	-£6,646,313	-£8,258,620
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£5,799,360	-£3,496,360	-£5,460,870	-£5,650,885	-£6,129,583	-£9,023,293	-£10,648,681
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£3,082,236	-£5,874,119	-£7,863,071	-£8,055,478	-£8,536,496	-£11,454,139	-£13,081,998
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£321,547	-£8,308,498	-£10,308,846	-£10,503,731	-£10,990,943	-£13,914,218	-£15,538,260
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£2,466,591	-£10,788,240	-£12,798,640	-£12,993,124	-£13,479,330	-£16,396,573	-£18,017,264
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£5,274,087	-£13,302,748	-£15,309,486	-£15,503,623	-£15,988,963	-£18,901,005	-£20,518,807
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£8,134,561	-£15,837,537	-£17,841,195	-£18,035,038	-£18,519,650	-£21,427,316	-£23,042,686
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£11,056,807	-£18,392,423	-£20,393,574	-£20,587,181	-£21,071,199	-£23,975,304	-£25,588,697

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units		Value Area	Zone B - £1,100 psf
No Units	192	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£23,902,356	£13,537,992	£11,583,963	£11,395,001	£10,916,379	£8,038,698	£6,439,986
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£21,035,308	£11,041,523	£9,070,241	£8,879,061	£8,401,113	£5,533,427	£3,940,267
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£18,148,333	£8,501,663	£6,531,298	£6,340,729	£5,864,306	£3,005,771	£1,417,695
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£15,241,602	£5,935,706	£3,971,195	£3,781,180	£3,306,143	£455,923	-£1,144,736
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£12,315,287	£3,349,355	£1,390,116	£1,200,601	£726,811	-£2,148,208	-£3,753,652
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£9,369,561	£742,791	-£1,230,245	-£1,422,201	-£1,902,091	-£4,801,020	-£6,425,061
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£6,387,154	-£1,912,552	-£3,900,589	-£4,095,071	-£4,581,279	-£7,498,522	-£9,119,212
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£3,367,675	-£4,619,842	-£6,626,582	-£6,820,717	-£7,306,058	-£10,218,100	-£11,835,901
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£329,013	-£7,369,778	-£9,373,435	-£9,567,280	-£10,051,891	-£12,959,557	-£14,574,927
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£2,770,294	-£10,139,810	-£12,140,962	-£12,334,569	-£12,818,586	-£15,722,692	-£17,336,084

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	-£3,997,359	-£14,361,722	-£16,315,751	-£16,504,713	-£16,983,335	-£19,861,016	-£21,459,728
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	-£6,864,406	-£16,858,101	-£18,826,474	-£19,020,653	-£19,498,601	-£22,366,267	-£23,959,447
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	-£9,751,381	-£19,398,052	-£21,368,416	-£21,558,985	-£22,035,408	-£24,893,944	-£26,482,019
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£12,658,112	-£21,964,009	-£23,928,519	-£24,118,534	-£24,593,571	-£27,443,791	-£29,044,451
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£15,584,427	-£24,550,360	-£26,509,590	-£26,699,114	-£27,172,903	-£30,047,022	-£31,653,368
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£18,530,154	-£27,156,923	-£29,129,959	-£29,321,915	-£29,801,805	-£32,760,734	-£34,324,776
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£21,512,561	-£29,812,267	-£31,800,303	-£31,994,786	-£32,480,993	-£35,398,236	-£37,018,926
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£24,532,039	-£32,519,557	-£34,526,296	-£34,720,432	-£35,205,772	-£38,117,814	-£39,735,615
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£27,570,701	-£35,289,492	-£37,273,150	-£37,466,994	-£37,951,605	-£40,859,271	-£42,474,641
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£30,670,008	-£38,039,525	-£40,040,676	-£40,234,283	-£40,718,300	-£43,622,407	-£45,235,798

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£7,563,498	-£2,800,865	-£4,754,894	-£4,943,856	-£5,422,478	-£8,300,159	-£9,898,871
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£4,696,451	-£5,257,304	-£7,226,817	-£7,420,796	-£7,897,239	-£10,805,430	-£12,398,590
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£1,809,476	-£7,837,195	-£9,807,559	-£9,998,128	-£10,474,551	-£13,333,087	-£14,921,162
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£1,097,255	-£10,403,152	-£12,367,662	-£12,557,677	-£13,032,714	-£15,882,934	-£17,483,594
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£4,023,570	-£12,989,503	-£14,948,742	-£15,138,257	-£15,612,046	-£18,487,065	-£20,092,509
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£6,969,297	-£15,596,066	-£17,569,102	-£17,761,058	-£18,240,948	-£21,199,877	-£22,763,918
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£9,951,703	-£18,251,409	-£20,239,446	-£20,433,929	-£20,920,136	-£23,837,379	-£25,458,069
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£12,971,182	-£20,958,699	-£22,965,439	-£23,159,574	-£23,644,915	-£26,556,957	-£28,174,758
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£16,009,844	-£23,708,635	-£25,712,292	-£25,906,137	-£26,390,748	-£29,298,414	-£30,913,784
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£19,109,151	-£26,478,667	-£28,479,819	-£28,673,426	-£29,157,443	-£32,061,550	-£33,674,941

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£12,353,784	£1,989,420	£35,392	-£153,571	-£632,192	-£3,509,873	-£5,108,585
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£9,486,737	-£507,045	-£2,476,359	-£2,669,511	-£3,147,458	-£6,015,145	-£7,608,304
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£6,599,762	-£3,046,909	-£5,017,273	-£5,207,842	-£5,684,265	-£8,542,801	-£10,130,877
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£3,693,031	-£5,612,866	-£7,577,377	-£7,767,391	-£8,242,428	-£11,092,649	-£12,693,308
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£766,716	-£8,199,217	-£10,158,456	-£10,347,971	-£10,821,760	-£13,696,779	-£15,302,223
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£2,179,011	-£10,805,781	-£12,778,817	-£12,970,772	-£13,450,663	-£16,349,591	-£17,973,633
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£5,161,418	-£13,461,124	-£15,449,160	-£15,643,643	-£16,129,850	-£19,047,093	-£20,667,783
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£8,180,896	-£16,168,414	-£18,175,153	-£18,369,289	-£18,854,629	-£21,766,671	-£23,384,473
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£11,219,558	-£18,918,350	-£20,922,007	-£21,115,851	-£21,600,462	-£24,508,128	-£26,123,498
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£14,318,865	-£21,688,382	-£23,689,533	-£23,883,140	-£24,367,157	-£27,271,264	-£28,884,655

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£18,016,356	£7,651,992	£5,697,963	£5,509,001	£5,030,379	£2,152,698	£553,986
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£15,149,308	£5,155,523	£3,184,241	£2,993,061	£2,515,113	-£352,573	-£1,945,733
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£12,262,333	£2,615,663	£645,298	£454,729	-£21,694	-£2,880,229	-£4,468,305
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£9,355,602	-£49,706	-£1,914,805	-£2,104,820	-£2,579,857	-£5,430,077	-£7,030,736
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£6,429,287	-£2,535,645	-£4,495,884	-£4,685,399	-£5,159,189	-£8,034,208	-£9,639,652
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£3,483,561	-£5,143,209	-£7,116,245	-£7,308,201	-£7,788,091	-£10,687,020	-£12,311,061
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£501,154	-£7,796,952	-£9,796,589	-£9,981,071	-£10,467,279	-£13,384,522	-£15,005,212
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£2,518,325	-£10,505,842	-£12,512,582	-£12,706,717	-£13,192,058	-£16,104,100	-£17,721,901
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£5,556,987	-£13,255,778	-£15,259,435	-£15,453,280	-£15,937,891	-£18,845,557	-£20,460,927
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£8,656,294	-£16,025,810	-£18,026,962	-£18,220,569	-£18,704,586	-£21,608,692	-£23,222,084

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units		Value Area	Zone B - £1,150 psf
No Units	192	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£28,086,169	£17,654,905	£15,700,877	£15,511,914	£15,039,510	£12,205,077	£10,611,827
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£26,009,931	£14,952,592	£13,005,494	£12,817,188	£12,346,423	£9,496,676	£7,903,517
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£21,913,766	£12,229,839	£10,285,956	£10,095,387	£9,618,964	£6,760,428	£5,172,352
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£18,797,844	£9,481,771	£7,517,260	£7,327,246	£6,852,209	£4,001,988	£2,418,533
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£15,662,338	£6,686,829	£4,727,590	£4,538,074	£4,064,284	£1,221,551	-£363,204
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£12,507,420	£3,871,672	£1,917,126	£1,728,055	£1,255,377	-£1,604,810	-£3,204,443
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£9,333,264	£1,036,481	-£927,891	-£1,119,450	-£1,598,350	-£4,486,469	-£6,107,160
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£6,123,438	-£1,846,314	-£3,829,676	-£4,023,812	-£4,509,152	-£7,421,194	-£9,038,996
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£2,872,793	-£4,788,019	-£6,791,677	-£6,985,521	-£7,470,132	-£10,377,798	-£11,993,168
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£402,916	-£7,773,199	-£9,774,349	-£9,967,956	-£10,451,974	-£13,356,080	-£14,969,472

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£186,455	-£10,244,809	-£12,198,838	-£12,387,800	-£12,860,205	-£15,694,638	-£17,287,897
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	-£2,899,753	-£12,947,123	-£14,894,221	-£15,082,527	-£15,553,291	-£18,403,039	-£19,996,197
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	-£5,985,949	-£15,689,875	-£17,613,756	-£17,804,327	-£18,280,751	-£21,139,286	-£22,727,362
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£9,101,870	-£18,417,943	-£20,382,454	-£20,572,469	-£21,047,506	-£23,897,726	-£25,481,181
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£12,237,377	-£21,212,885	-£23,172,125	-£23,361,641	-£23,835,430	-£26,678,163	-£28,262,918
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£15,392,294	-£24,028,043	-£25,982,588	-£26,171,659	-£26,644,338	-£29,504,524	-£31,104,157
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£18,566,451	-£26,863,233	-£28,827,605	-£29,019,164	-£29,498,065	-£32,386,184	-£34,006,874
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£21,779,277	-£29,746,028	-£31,726,390	-£31,923,526	-£32,408,867	-£35,320,909	-£36,938,710
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£25,026,021	-£32,687,734	-£34,691,391	-£34,885,236	-£35,369,846	-£38,277,513	-£39,892,882
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£28,302,630	-£35,672,913	-£37,674,054	-£37,867,870	-£38,351,689	-£41,255,794	-£42,869,187

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£11,747,312	£1,316,048	-£837,981	-£826,943	-£1,299,348	-£4,133,780	-£5,727,030
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£8,671,074	-£1,386,266	-£3,333,363	-£3,521,669	-£3,992,434	-£6,842,182	-£8,435,340
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£5,574,909	-£4,109,018	-£6,052,901	-£6,243,470	-£6,719,893	-£9,578,429	-£11,166,505
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£2,458,987	-£6,857,089	-£8,821,597	-£9,011,611	-£9,486,648	-£12,336,869	-£13,920,324
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£676,519	-£9,652,029	-£11,611,268	-£11,800,783	-£12,274,573	-£15,117,306	-£16,702,061
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£3,831,437	-£12,467,186	-£14,421,731	-£14,610,802	-£15,083,480	-£17,943,667	-£19,543,300
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£7,005,594	-£15,302,376	-£17,266,748	-£17,458,307	-£17,937,208	-£20,825,326	-£22,446,017
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£10,218,419	-£18,185,171	-£20,198,533	-£20,382,669	-£20,848,009	-£23,760,051	-£25,377,853
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£13,466,064	-£21,126,877	-£23,130,534	-£23,324,378	-£23,808,989	-£26,716,655	-£28,332,025
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£16,741,773	-£24,112,056	-£26,113,206	-£26,306,813	-£26,790,832	-£29,694,937	-£31,308,329

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£16,537,598	£6,106,334	£4,152,305	£3,963,343	£3,490,938	£656,505	-£936,744
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£13,461,360	£3,404,020	£1,456,922	£1,268,616	£797,422	-£2,051,998	-£3,645,054
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£10,365,194	£681,268	-£1,282,615	-£1,453,185	-£1,929,608	-£4,788,143	-£6,376,219
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£7,249,273	-£2,066,801	-£4,031,311	-£4,221,326	-£4,696,363	-£7,546,583	-£9,130,038
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£4,113,766	-£4,861,743	-£6,820,982	-£7,010,498	-£7,484,287	-£10,327,020	-£11,911,775
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£958,849	-£7,676,900	-£9,631,446	-£9,820,517	-£10,293,195	-£13,153,381	-£14,753,015
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£2,215,308	-£10,512,090	-£12,476,462	-£12,668,022	-£13,146,922	-£16,035,041	-£17,655,731
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£5,425,134	-£13,391,885	-£15,375,246	-£15,572,383	-£16,057,724	-£18,969,766	-£20,587,567
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£8,675,778	-£16,336,591	-£18,340,248	-£18,534,093	-£19,018,704	-£21,926,370	-£23,541,739
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£11,951,487	-£19,321,770	-£21,322,921	-£21,516,528	-£22,000,546	-£24,904,651	-£26,518,044

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£22,200,169	£11,768,905	£9,814,877	£9,625,914	£9,153,510	£6,319,077	£4,725,827
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£19,123,931	£9,066,592	£7,119,494	£6,931,188	£6,460,423	£3,610,676	£2,017,517
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£16,027,766	£6,343,839	£4,399,956	£4,209,387	£3,732,964	£874,428	-£713,648
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£12,911,844	£3,595,771	£1,631,260	£1,441,246	£966,209	-£1,884,012	-£3,467,467
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£9,776,338	£800,829	-£1,158,410	-£1,347,926	-£1,821,716	-£4,664,449	-£6,249,204
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£6,621,420	-£2,014,328	-£3,968,874	-£4,157,945	-£4,630,623	-£7,490,810	-£9,090,443
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£3,447,264	-£4,849,519	-£6,813,891	-£7,005,450	-£7,484,350	-£10,372,469	-£11,993,160
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£237,438	-£7,732,374	-£9,715,676	-£9,909,812	-£10,395,152	-£13,307,194	-£14,924,996
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£3,013,207	-£10,674,019	-£12,677,677	-£12,871,521	-£13,356,132	-£16,263,798	-£17,879,168
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£6,288,916	-£13,659,199	-£15,660,349	-£15,853,956	-£16,337,974	-£19,242,080	-£20,855,472

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units		Value Area	Zone B - £1,200 psf
No Units	192	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£32,229,818	£21,771,819	£19,817,791	£19,628,829	£19,156,423	£16,321,990	£14,747,305
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£28,970,242	£18,863,660	£16,916,562	£16,728,256	£16,257,491	£13,432,903	£11,863,686
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£25,679,197	£15,935,062	£13,994,310	£13,806,604	£13,337,342	£10,515,086	£8,927,010
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£22,354,085	£12,986,200	£11,051,214	£10,864,056	£10,396,158	£7,548,055	£5,964,599
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£19,009,389	£10,017,252	£8,065,063	£7,875,547	£7,401,759	£4,559,024	£2,979,728
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£15,645,281	£7,000,553	£5,046,007	£4,856,936	£4,384,258	£1,548,190	-£27,821
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£12,261,933	£3,956,771	£2,006,343	£1,817,663	£1,345,960	-£1,506,902	-£3,103,236
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£8,859,518	£893,131	-£1,069,821	-£1,261,040	-£1,739,086	-£4,624,290	-£6,242,091
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£5,416,574	-£2,223,603	-£4,209,918	-£4,403,762	-£4,888,373	-£7,796,039	-£9,411,409
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£1,934,939	-£5,406,586	-£7,407,737	-£7,601,345	-£8,085,362	-£10,989,467	-£12,602,860

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£4,330,104	-£6,127,895	-£8,081,923	-£8,270,885	-£8,743,291	-£11,577,724	-£13,152,409
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£1,070,527	-£9,006,055	-£10,983,153	-£11,171,458	-£11,642,223	-£14,466,812	-£16,038,028
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	-£2,220,517	-£11,964,653	-£13,905,405	-£14,093,110	-£14,562,373	-£17,384,629	-£18,972,704
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£5,545,629	-£14,913,514	-£16,848,500	-£17,035,659	-£17,503,557	-£20,351,660	-£21,935,116
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£8,880,325	-£17,862,462	-£19,814,652	-£20,024,168	-£20,497,956	-£23,340,690	-£24,919,698
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£12,254,433	-£20,899,161	-£22,853,708	-£23,042,779	-£23,515,456	-£26,351,524	-£27,927,535
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£15,637,781	-£23,942,944	-£25,893,371	-£26,082,051	-£26,553,754	-£29,406,617	-£31,002,951
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£19,040,167	-£27,006,583	-£28,969,535	-£29,160,754	-£29,638,800	-£32,524,004	-£34,141,805
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£22,483,141	-£30,123,317	-£32,109,632	-£32,303,476	-£32,788,088	-£35,695,753	-£37,311,124
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£25,984,776	-£33,308,300	-£35,307,451	-£35,501,059	-£35,985,076	-£38,889,181	-£40,502,574

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£15,890,961	£5,432,962	£3,478,934	£3,289,972	£2,817,566	-£18,867	-£1,591,552
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£12,631,384	£2,524,803	£577,705	£389,399	-£83,361	-£2,905,895	-£4,470,171
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£9,340,340	-£403,786	-£2,344,548	-£2,532,253	-£3,001,515	-£5,823,771	-£7,411,847
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£6,015,228	-£3,352,657	-£5,287,643	-£5,474,802	-£5,942,899	-£8,790,803	-£10,374,259
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£2,670,532	-£6,321,605	-£8,273,795	-£8,463,310	-£8,937,098	-£11,779,833	-£13,359,129
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£693,576	-£9,338,304	-£11,292,850	-£11,481,921	-£11,954,599	-£14,790,667	-£16,366,678
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£4,076,924	-£12,382,087	-£14,332,514	-£14,521,194	-£14,992,897	-£17,845,760	-£19,442,094
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£7,479,339	-£15,445,726	-£17,408,678	-£17,599,897	-£18,077,943	-£20,963,147	-£22,580,948
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£10,922,284	-£18,562,460	-£20,548,775	-£20,742,619	-£21,227,231	-£24,134,896	-£25,750,266
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£14,403,918	-£21,745,443	-£23,746,594	-£23,940,202	-£24,424,219	-£27,328,324	-£28,941,717

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£20,681,247	£10,223,248	£8,269,220	£8,080,258	£7,607,852	£4,773,419	£3,198,734
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£17,421,670	£7,315,088	£5,367,990	£5,179,684	£4,708,920	£1,884,331	£315,115
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£14,130,626	£4,386,490	£2,445,738	£2,258,033	£1,788,770	-£1,033,486	-£2,621,561
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£10,805,514	£1,437,629	-£497,357	-£684,516	-£1,152,414	-£4,000,517	-£5,583,973
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£7,460,818	-£1,531,319	-£3,483,509	-£3,673,025	-£4,146,813	-£6,989,547	-£8,568,843
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£4,096,710	-£4,548,018	-£6,502,565	-£6,691,636	-£7,164,313	-£10,000,381	-£11,576,392
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£713,362	-£7,591,801	-£9,542,228	-£9,730,908	-£10,202,611	-£13,055,474	-£14,651,808
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£2,688,064	-£10,655,440	-£12,618,392	-£12,809,611	-£13,287,658	-£16,172,861	-£17,790,662
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£6,131,998	-£13,772,174	-£15,758,490	-£15,952,333	-£16,436,945	-£19,344,610	-£20,959,981
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£9,613,633	-£16,955,157	-£18,956,308	-£19,149,916	-£19,633,933	-£22,538,039	-£24,151,431

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£26,343,818	£15,885,819	£13,931,791	£13,742,829	£13,270,423	£10,435,990	£8,861,305
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£23,084,242	£12,977,660	£11,030,562	£10,842,256	£10,371,491	£7,546,903	£5,977,686
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£19,793,197	£10,049,062	£8,108,310	£7,920,604	£7,451,342	£4,629,086	£3,041,010
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£16,468,085	£7,100,200	£5,165,214	£4,978,056	£4,510,158	£1,662,055	£78,599
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£13,123,389	£4,131,252	£2,179,063	£1,989,547	£1,515,759	-£1,326,976	-£2,906,272
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£9,759,281	£1,114,553	-£839,993	-£1,029,064	-£1,501,742	-£4,337,810	-£5,913,821
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£6,375,933	-£1,929,229	-£3,879,657	-£4,068,337	-£4,540,040	-£7,392,902	-£8,989,236
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£2,973,518	-£4,992,869	-£6,955,821	-£7,147,040	-£7,625,086	-£10,510,290	-£12,128,091
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£469,426	-£8,109,603	-£10,095,918	-£10,289,762	-£10,774,373	-£13,682,039	-£15,297,409
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£3,951,061	-£11,292,586	-£13,293,737	-£13,487,345	-£13,971,362	-£16,875,467	-£18,488,860

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units		Value Area	Zone B - £1,250 psf
No Units	192	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£36,369,317	£25,888,733	£23,934,705	£23,745,743	£23,273,337	£20,438,904	£18,864,220
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£32,902,765	£22,774,729	£20,827,630	£20,639,325	£20,168,559	£17,343,971	£15,774,755
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£29,416,586	£19,640,284	£17,699,532	£17,511,827	£17,042,564	£14,226,989	£12,662,781
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£25,910,327	£16,485,577	£14,550,591	£14,363,432	£13,895,535	£11,088,149	£9,510,664
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£22,356,440	£13,310,783	£11,380,989	£11,194,322	£10,727,654	£7,896,498	£6,317,201
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£18,783,141	£10,116,079	£8,174,889	£7,985,817	£7,513,139	£4,677,071	£3,101,479
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£15,190,603	£6,877,059	£4,926,633	£4,737,953	£4,266,250	£1,436,034	-£138,388
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£11,578,997	£3,604,829	£1,657,954	£1,469,609	£998,748	-£1,854,290	-£3,447,778
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£7,948,495	£312,921	-£1,655,850	-£1,846,780	-£2,324,109	-£5,214,280	-£6,829,650
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£4,266,738	-£3,044,236	-£5,041,125	-£5,234,732	-£5,718,749	-£8,622,856	-£10,236,247

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£8,469,602	-£2,010,982	-£3,965,010	-£4,153,972	-£4,626,378	-£7,460,810	-£9,035,495
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£5,003,051	-£5,134,966	-£7,077,084	-£7,260,369	-£7,731,155	-£10,559,744	-£12,124,960
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£1,516,872	-£8,269,430	-£10,200,182	-£10,387,887	-£10,857,150	-£13,672,725	-£15,236,934
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£1,989,387	-£11,414,137	-£13,349,123	-£13,536,283	-£14,004,179	-£16,811,565	-£18,389,050
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£5,543,275	-£14,588,931	-£16,518,726	-£16,705,393	-£17,172,061	-£20,003,216	-£21,582,513
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£9,116,573	-£17,783,635	-£19,724,826	-£19,913,897	-£20,386,575	-£23,222,643	-£24,798,236
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£12,709,111	-£21,022,655	-£22,973,081	-£23,161,762	-£23,633,464	-£26,463,681	-£28,038,103
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£16,320,718	-£24,294,588	-£26,241,760	-£26,430,105	-£26,900,907	-£29,754,005	-£31,347,492
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£19,951,219	-£27,586,794	-£29,555,564	-£29,746,495	-£30,223,823	-£33,113,994	-£34,729,364
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£23,632,977	-£30,943,950	-£32,940,839	-£33,134,446	-£33,818,463	-£36,522,570	-£38,135,961

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£20,030,459	£9,549,875	£7,595,847	£7,406,885	£6,934,480	£4,100,047	£2,525,363
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£16,563,908	£6,435,872	£4,488,773	£4,300,468	£3,829,702	£1,005,114	-£569,103
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£13,077,729	£3,301,427	£1,360,675	£1,172,970	£703,707	-£2,111,868	-£3,676,077
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£9,571,470	£146,720	-£1,788,266	-£1,975,425	-£2,443,322	-£5,250,708	-£6,828,193
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£6,017,582	-£3,008,674	-£4,957,869	-£5,144,535	-£5,611,204	-£8,442,359	-£10,021,656
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£2,444,284	-£6,222,778	-£8,163,969	-£8,353,040	-£8,825,718	-£11,661,786	-£13,237,379
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£1,148,254	-£9,461,799	-£11,412,224	-£11,600,905	-£12,072,607	-£14,902,824	-£16,477,246
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£4,759,861	-£12,734,029	-£14,680,903	-£14,869,248	-£15,340,109	-£18,193,148	-£19,786,635
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£8,390,362	-£16,025,936	-£17,994,707	-£18,185,638	-£18,662,966	-£21,553,137	-£23,168,507
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£12,072,119	-£19,383,093	-£21,379,982	-£21,573,589	-£22,057,606	-£24,961,713	-£26,575,104

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£24,820,745	£14,340,161	£12,386,133	£12,197,171	£11,724,765	£8,890,332	£7,315,848
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£21,354,193	£11,226,157	£9,279,058	£9,090,753	£8,619,988	£5,795,399	£4,226,183
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£17,868,014	£8,091,713	£6,150,961	£5,963,255	£5,493,993	£2,678,417	£1,114,209
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£14,361,755	£4,937,006	£3,002,020	£2,814,860	£2,346,963	-£460,422	-£2,037,908
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£10,807,868	£1,762,212	-£157,583	-£344,250	-£820,918	-£3,652,073	-£5,231,370
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£7,234,570	-£1,432,492	-£3,373,683	-£3,562,754	-£4,035,432	-£6,871,500	-£8,447,093
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£3,642,032	-£4,871,512	-£6,821,938	-£7,010,619	-£7,482,322	-£10,312,538	-£11,886,960
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£30,425	-£7,843,743	-£9,790,616	-£10,078,962	-£10,549,824	-£13,402,862	-£14,996,349
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£3,600,076	-£11,235,651	-£13,204,421	-£13,395,352	-£13,872,680	-£16,762,852	-£18,378,221
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£7,281,834	-£14,592,807	-£16,589,696	-£16,783,303	-£17,267,321	-£20,171,427	-£21,784,818

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£30,483,317	£20,002,733	£18,048,705	£17,859,743	£17,387,337	£14,552,904	£12,978,220
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£27,016,765	£16,888,729	£14,941,630	£14,753,325	£14,282,559	£11,457,971	£9,888,755
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£23,530,586	£13,754,284	£11,813,532	£11,625,827	£11,156,564	£8,340,989	£6,776,781
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£20,024,327	£10,599,577	£8,664,591	£8,477,432	£8,009,535	£5,202,149	£3,624,664
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£16,470,440	£7,424,783	£5,494,989	£5,308,322	£4,841,654	£2,010,498	£431,201
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£12,897,141	£4,230,079	£2,288,889	£2,099,817	£1,627,139	-£1,208,929	-£2,784,521
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£9,304,603	£991,059	-£959,367	-£1,148,047	-£1,619,750	-£4,449,966	-£6,024,388
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£5,692,997	-£2,281,173	-£4,228,046	-£4,416,391	-£4,887,252	-£7,740,290	-£9,333,778
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£2,062,495	-£5,573,079	-£7,541,850	-£7,732,780	-£8,210,109	-£11,100,280	-£12,715,650
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£1,619,262	-£8,930,236	-£10,927,125	-£11,120,732	-£11,604,749	-£14,508,856	-£16,122,247

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units		Value Area	Zone B - £1,300 psf
No Units	192	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£40,508,814	£30,005,647	£28,051,818	£27,862,656	£27,390,251	£24,555,818	£22,981,133
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£36,835,288	£26,685,797	£24,738,699	£24,550,393	£24,079,627	£21,255,039	£19,685,823
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£33,142,133	£23,345,507	£21,404,755	£21,217,049	£20,747,787	£17,932,211	£16,368,003
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£29,429,520	£19,984,953	£18,049,968	£17,862,809	£17,394,911	£14,587,527	£13,027,868
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£25,697,618	£16,604,314	£14,674,520	£14,487,852	£14,021,184	£11,221,174	£9,654,675
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£21,921,002	£13,203,764	£11,278,593	£11,092,363	£10,626,789	£7,805,953	£6,230,359
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£18,119,273	£9,783,481	£7,846,923	£7,658,241	£7,186,538	£4,356,323	£2,783,981
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£14,298,476	£6,316,526	£4,369,651	£4,181,307	£3,710,445	£885,274	-£694,705
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£10,458,784	£2,816,026	£872,141	£684,080	£213,926	-£2,646,777	-£4,247,891
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£6,598,537	-£714,714	-£2,685,789	-£2,876,487	-£3,353,230	-£6,256,243	-£7,869,635

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£12,609,100	£2,105,933	£151,904	-£37,058	-£509,463	-£3,343,896	-£4,918,581
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£8,935,574	-£1,193,917	-£3,169,916	-£5,356,321	-£5,827,087	-£8,644,678	-£9,210,892
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£5,242,419	-£4,554,208	-£6,494,960	-£6,682,665	-£7,151,927	-£9,967,503	-£11,531,711
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£1,529,806	-£7,914,761	-£9,849,746	-£10,036,905	-£10,504,803	-£13,312,188	-£14,871,846
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£2,229,096	-£11,295,401	-£13,225,194	-£13,411,862	-£13,878,530	-£16,678,540	-£18,245,039
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£5,976,712	-£14,695,950	-£16,621,122	-£16,807,351	-£17,272,925	-£20,093,761	-£21,669,355
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£9,780,442	-£18,116,233	-£20,052,792	-£20,241,473	-£20,713,176	-£23,543,391	-£25,115,734
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£13,601,208	-£21,583,188	-£23,530,083	-£23,718,408	-£24,189,289	-£27,014,440	-£28,594,419
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£17,440,931	-£25,083,689	-£27,027,574	-£27,215,635	-£27,685,789	-£30,546,491	-£32,147,605
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£21,301,177	-£28,614,428	-£30,585,503	-£30,776,201	-£31,252,944	-£34,155,957	-£35,769,350

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£24,189,957	£13,866,790	£11,712,761	£11,523,799	£11,051,394	£8,216,961	£6,642,276
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£20,496,431	£10,346,940	£8,399,842	£8,211,536	£7,740,770	£4,916,182	£3,346,965
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£16,803,276	£7,006,650	£5,065,898	£4,878,192	£4,408,930	£1,593,354	£29,146
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£13,090,663	£3,646,096	£1,711,111	£1,523,952	£1,056,054	-£1,751,331	-£3,310,989
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£9,358,761	£265,457	-£1,664,337	-£1,851,005	-£2,317,673	-£5,117,683	-£6,684,182
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£5,582,145	-£3,135,693	-£5,060,265	-£5,246,494	-£5,712,068	-£8,532,904	-£10,108,498
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£1,780,416	-£6,555,376	-£8,491,935	-£8,680,616	-£9,152,319	-£11,982,534	-£13,554,878
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£2,040,367	-£10,022,331	-£11,969,226	-£12,157,551	-£12,628,412	-£15,453,563	-£17,033,542
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£5,880,073	-£13,522,831	-£15,466,716	-£15,654,777	-£16,124,932	-£18,985,634	-£20,586,748
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£9,740,320	-£17,053,571	-£19,024,646	-£19,215,344	-£19,692,087	-£22,595,100	-£24,208,492

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£28,960,243	£18,457,076	£16,503,047	£16,314,085	£15,841,680	£13,007,247	£11,432,562
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£25,286,717	£15,137,225	£13,190,128	£13,001,822	£12,531,056	£9,706,467	£8,137,251
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£21,593,562	£11,796,935	£9,856,183	£9,668,478	£9,199,215	£6,383,640	£4,819,432
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£17,880,949	£8,436,382	£6,501,397	£6,314,237	£5,846,340	£3,038,955	£1,479,297
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£14,149,046	£5,055,742	£3,125,949	£2,939,281	£2,472,613	-£327,397	-£1,883,896
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£10,372,431	£1,655,193	-£269,979	-£456,208	-£921,782	-£3,742,618	-£5,318,212
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£6,570,701	-£1,765,090	-£3,701,649	-£3,890,330	-£4,362,033	-£7,192,248	-£8,764,591
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£2,749,905	-£5,232,049	-£7,178,920	-£7,367,245	-£7,838,126	-£10,663,277	-£12,243,277
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£1,089,788	-£8,732,546	-£10,676,431	-£10,864,492	-£11,334,646	-£14,195,348	-£15,796,462
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£4,950,035	-£12,263,285	-£14,234,360	-£14,425,058	-£14,901,801	-£17,804,814	-£19,418,207

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£34,622,814	£24,119,647	£22,165,818	£21,976,656	£21,504,251	£18,669,818	£17,095,133
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£30,949,288	£20,799,797	£18,852,699	£18,664,393	£18,193,627	£15,369,039	£13,799,823
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£27,256,133	£17,459,507	£15,518,755	£15,331,049	£14,861,787	£12,046,211	£10,482,003
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£23,543,520	£14,098,953	£12,163,968	£11,976,809	£11,508,911	£8,701,527	£7,141,868
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£19,811,618	£10,718,314	£8,788,520	£8,601,852	£8,135,184	£5,335,174	£3,768,675
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£16,035,002	£7,317,764	£5,392,593	£5,206,363	£4,740,789	£1,919,953	£344,359
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£12,233,273	£3,897,481	£1,960,923	£1,772,241	£1,300,538	-£1,528,672	-£3,102,019
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£8,412,476	£430,526	-£1,516,349	-£1,704,693	-£2,176,555	-£5,000,726	-£6,580,705
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£4,572,784	-£3,089,974	-£5,013,859	-£5,201,920	-£5,672,074	-£8,532,777	-£10,133,891
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£712,537	-£6,600,714	-£8,571,789	-£8,762,487	-£9,239,230	-£12,142,243	-£13,755,635

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units		Value Area	Zone B - £900 psf
No Units	567	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£41,385,026	£15,780,537	£11,252,552	£10,818,791	£9,734,390	£3,227,979	-£392,584
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£35,718,562	£11,073,948	£6,515,263	£6,083,213	£5,003,090	-£1,500,198	-£5,165,129
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£30,004,418	£6,272,966	£1,726,581	£1,296,113	£219,941	-£6,357,641	-£10,047,281
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£24,243,061	£1,418,064	-£3,160,489	-£3,596,053	-£4,689,183	-£11,308,144	-£14,985,345
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£18,434,953	-£3,538,052	-£8,174,704	-£8,614,607	-£9,714,366	-£16,318,765	-£20,035,324
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£12,529,673	-£8,622,940	-£13,255,963	-£13,694,635	-£14,791,317	-£21,457,415	-£25,166,961
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£6,577,099	-£13,766,599	-£18,442,959	-£18,886,582	-£19,995,640	-£26,695,003	-£30,445,665
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£544,936	-£19,032,238	-£23,729,352	-£24,178,431	-£25,301,126	-£32,037,299	-£35,779,616
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£5,651,644	-£24,407,561	-£29,141,359	-£29,589,567	-£30,710,084	-£37,433,189	-£41,168,247
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£11,978,642	-£29,878,009	-£34,604,025	-£35,051,489	-£36,170,150	-£42,882,120	-£46,610,992
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£18,438,178	-£35,397,230	-£40,116,817	-£40,563,667	-£41,680,791	-£48,383,537	-£52,107,284

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£239,359,849	-£204,990,038	-£209,486,353	-£269,922,084	-£271,006,480	-£277,512,896	-£281,133,469
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£245,022,313	-£209,666,927	-£214,225,612	-£274,657,662	-£275,737,795	-£282,241,073	-£285,906,004
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£250,736,457	-£274,467,909	-£279,014,294	-£279,444,762	-£280,520,934	-£287,098,516	-£290,788,156
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£256,497,814	-£279,302,811	-£283,901,964	-£284,336,928	-£285,430,058	-£292,049,019	-£295,796,220
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£262,305,922	-£284,279,927	-£288,915,579	-£289,355,482	-£290,455,241	-£297,099,640	-£300,776,199
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£268,211,202	-£289,363,815	-£293,996,838	-£294,435,510	-£295,532,192	-£302,198,290	-£305,907,836
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£274,163,776	-£294,507,474	-£299,183,834	-£299,627,457	-£300,736,515	-£307,435,878	-£311,196,540
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£280,195,939	-£299,773,113	-£304,470,227	-£304,919,306	-£306,042,001	-£312,778,174	-£316,520,491
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£286,392,519	-£305,148,436	-£309,882,234	-£310,330,442	-£311,450,999	-£318,174,064	-£321,909,122
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£292,749,517	-£310,618,884	-£315,344,900	-£315,792,364	-£316,911,025	-£323,622,995	-£327,351,867
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£299,179,053	-£316,139,105	-£320,857,692	-£321,304,542	-£322,421,666	-£329,124,412	-£332,848,159

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£133,024,724	-£140,227,251	-£145,186,359	-£159,989,859	-£164,875,859	-£181,181,777	-£184,532,384
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£128,691,188	-£153,335,802	-£157,894,467	-£158,326,537	-£159,406,660	-£165,909,948	-£169,574,879
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£134,405,332	-£158,136,784	-£162,683,169	-£163,113,637	-£164,189,809	-£170,767,391	-£174,457,031
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£140,166,689	-£162,971,686	-£167,570,839	-£168,005,803	-£169,098,933	-£175,717,894	-£179,465,095
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£145,974,797	-£167,948,802	-£172,584,454	-£173,024,357	-£174,124,116	-£180,768,515	-£184,445,074
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£151,880,077	-£173,032,690	-£177,665,713	-£178,104,385	-£179,201,067	-£185,867,165	-£189,576,711
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£157,832,651	-£178,176,349	-£182,852,709	-£183,296,332	-£184,405,390	-£191,104,753	-£194,865,415
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£163,864,814	-£183,441,988	-£188,139,102	-£188,588,181	-£189,710,876	-£196,447,049	-£200,189,366
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£170,061,394	-£188,817,311	-£193,551,109	-£193,999,317	-£195,119,874	-£201,842,939	-£205,577,997
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£176,388,392	-£194,287,759	-£199,013,775	-£199,461,239	-£200,579,900	-£207,291,870	-£211,020,742
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£182,847,928	-£199,806,980	-£204,526,567	-£204,973,417	-£206,090,541	-£212,793,287	-£216,517,034

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Bld Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£74,822,474	-£100,426,963	-£104,954,948	-£105,388,709	-£108,473,110	-£112,979,521	-£116,600,084
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£90,486,938	-£105,133,552	-£109,652,237	-£110,124,287	-£111,204,410	-£117,707,698	-£121,372,629
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£96,200,082	-£109,934,534	-£114,480,919	-£114,911,387	-£115,987,559	-£122,565,141	-£126,254,781
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£91,964,439	-£114,789,436	-£119,387,989	-£119,803,553	-£120,896,683	-£127,515,644	-£131,192,845
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£97,772,547	-£119,746,552	-£124,382,204	-£124,822,107	-£125,921,866	-£132,566,265	-£136,242,824
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£103,677,827	-£124,830,440	-£129,463,463	-£129,902,135	-£130,998,817	-£137,664,915	-£141,374,461
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£109,630,401	-£129,974,099	-£134,650,459	-£135,094,082	-£136,203,140	-£142,902,503	-£146,663,165
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£115,662,564	-£135,239,738	-£139,936,852	-£140,385,931	-£141,508,626	-£148,244,799	-£151,987,116
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£121,859,144	-£140,615,061	-£145,348,859	-£145,797,067	-£146,917,624	-£153,640,689	-£157,375,747
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£128,186,142	-£146,085,509	-£150,811,525	-£151,258,989	-£152,377,650	-£159,089,620	-£162,818,492
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£134,645,678	-£153,604,730	-£158,324,317	-£158,771,167	-£157,888,291	-£164,591,037	-£168,314,784

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£17,842,849	-£43,447,338	-£47,975,323	-£48,409,084	-£49,493,485	-£55,999,896	-£59,620,469
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£23,506,313	-£48,153,927	-£52,712,612	-£53,144,662	-£54,224,785	-£60,728,073	-£64,393,004
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£29,223,457	-£52,954,909	-£57,501,294	-£57,931,762	-£59,007,934	-£65,585,516	-£69,275,156
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£34,984,814	-£57,809,811	-£62,388,964	-£62,823,928	-£63,917,058	-£70,536,019	-£74,213,220
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£40,792,922	-£62,766,927	-£67,402,579	-£67,842,482	-£68,942,241	-£75,546,640	-£79,263,199
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£46,698,202	-£67,850,815	-£72,483,838	-£72,922,510	-£74,019,192	-£80,685,290	-£84,394,836
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£52,650,776	-£72,994,474	-£77,670,834	-£78,114,457	-£79,223,515	-£85,922,878	-£89,673,540
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£58,682,939	-£78,260,113	-£82,957,227	-£83,406,306	-£84,529,001	-£91,265,174	-£95,007,491
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£64,879,519	-£83,635,436	-£88,369,234	-£88,817,442	-£89,937,999	-£96,661,064	-£100,396,122
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£71,206,517	-£89,105,884	-£93,831,900	-£94,279,364	-£95,398,025	-£102,109,995	-£105,838,867
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£77,666,053	-£94,625,105	-£99,344,692	-£99,791,542	-£100,908,666	-£107,611,412	-£111,335,159

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units		Value Area	Zone B - £950 psf
No Units	567	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£52,627,515	£27,037,047	£22,511,614	£22,083,135	£21,011,940	£14,584,767	£11,004,451
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£46,435,508	£21,767,632	£17,260,072	£16,833,284	£15,766,316	£9,343,937	£5,743,526
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£40,195,165	£16,448,822	£11,957,764	£11,532,538	£10,469,473	£4,014,940	£427,701
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£33,867,654	£11,081,100	£6,569,463	£6,140,465	£5,067,921	-£1,388,203	-£5,021,322
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£27,463,394	£5,627,052	£1,109,964	£682,270	-£392,871	-£6,935,009	-£10,600,869
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£21,072,850	£105,027	-£4,466,571	-£4,902,850	-£5,999,532	-£12,579,622	-£16,237,934
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£14,564,698	-£5,560,934	-£10,182,352	-£10,619,923	-£11,713,851	-£18,319,385	-£22,016,243
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£8,014,275	-£11,339,633	-£15,971,604	-£16,414,240	-£17,520,830	-£24,171,836	-£27,914,154
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£1,379,044	-£17,215,402	-£21,881,303	-£22,329,139	-£23,449,657	-£30,172,762	-£33,907,820
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£5,438,638	-£23,222,618	-£27,948,633	-£28,396,098	-£29,514,759	-£36,226,728	-£39,955,601
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£12,403,830	-£29,346,875	-£34,066,461	-£34,513,311	-£35,630,436	-£42,333,181	-£46,056,928

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£228,113,300	-£253,703,928	-£258,226,261	-£258,657,740	-£259,726,935	-£266,156,108	-£269,736,424
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£234,305,307	-£258,973,243	-£263,480,803	-£263,907,591	-£264,974,559	-£271,396,936	-£274,997,349
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£240,545,710	-£264,292,053	-£268,783,111	-£269,208,337	-£270,271,402	-£276,725,935	-£280,313,174
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£246,873,221	-£269,659,776	-£274,171,392	-£274,600,410	-£275,672,864	-£282,129,078	-£285,782,197
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£253,247,461	-£275,113,823	-£279,630,911	-£280,058,605	-£281,133,746	-£287,675,884	-£291,341,744
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£259,668,025	-£280,635,848	-£285,207,446	-£285,643,725	-£286,740,407	-£293,320,497	-£296,978,809
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£266,156,177	-£286,301,809	-£290,923,227	-£291,360,798	-£292,454,726	-£299,060,260	-£302,757,118
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£272,726,600	-£292,080,508	-£296,712,479	-£297,155,115	-£298,261,705	-£304,912,711	-£308,656,029
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£279,361,831	-£297,956,277	-£302,622,178	-£303,070,014	-£304,190,532	-£310,913,637	-£314,648,695
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£286,170,513	-£303,963,463	-£308,689,508	-£309,136,973	-£310,255,634	-£316,967,603	-£320,696,476
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£293,144,705	-£310,087,760	-£314,807,336	-£315,254,188	-£316,371,311	-£323,074,056	-£326,797,603

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£137,782,235	-£147,372,878	-£147,886,878	-£147,929,978	-£148,043,397	-£148,824,982	-£149,262,224
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£117,974,242	-£142,642,118	-£147,149,678	-£147,576,466	-£148,643,434	-£155,065,813	-£158,666,224
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£124,214,585	-£147,960,928	-£152,451,986	-£152,877,212	-£153,940,277	-£160,394,810	-£163,982,049
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£130,542,096	-£153,328,650	-£157,840,267	-£158,269,285	-£159,341,739	-£165,797,953	-£169,451,072
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£136,916,356	-£158,782,698	-£163,299,786	-£163,727,480	-£164,802,621	-£171,344,759	-£175,010,619
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£143,336,900	-£164,304,723	-£168,876,321	-£169,312,600	-£170,409,282	-£176,989,372	-£180,647,684
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£149,825,052	-£169,970,684	-£174,592,102	-£175,029,673	-£176,123,601	-£182,729,135	-£186,425,993
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£156,395,475	-£175,749,383	-£180,381,354	-£180,823,990	-£181,930,580	-£188,581,586	-£192,323,904
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£163,030,706	-£181,625,152	-£186,291,053	-£186,738,889	-£187,859,407	-£194,582,512	-£198,317,570
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£169,848,388	-£187,632,368	-£192,358,383	-£192,805,848	-£193,924,509	-£200,636,478	-£204,365,351
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£176,813,580	-£193,756,635	-£198,476,211	-£198,923,061	-£200,040,186	-£206,742,931	-£210,466,678

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£63,579,985	-£89,170,453	-£93,696,886	-£94,124,365	-£95,195,560	-£101,622,733	-£105,203,049
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£69,771,992	-£94,439,868	-£98,947,428	-£99,374,216	-£100,441,184	-£106,863,563	-£110,463,974
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£76,012,335	-£99,758,678	-£104,249,736	-£104,674,962	-£105,738,027	-£112,192,560	-£115,779,799
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£82,339,846	-£105,126,400	-£109,638,017	-£110,067,035	-£111,139,579	-£117,595,703	-£121,228,822
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£88,714,106	-£110,580,448	-£115,097,536	-£115,525,230	-£116,600,371	-£123,142,509	-£126,808,369
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£95,134,650	-£116,102,473	-£120,674,071	-£121,110,350	-£122,207,032	-£128,787,122	-£132,445,434
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£101,622,802	-£121,768,434	-£126,389,852	-£126,827,423	-£127,921,351	-£134,526,885	-£138,223,743
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£108,193,226	-£127,547,133	-£132,179,104	-£132,621,740	-£133,728,330	-£140,379,336	-£144,121,654
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£114,828,456	-£133,422,902	-£138,088,803	-£138,536,639	-£139,657,157	-£146,380,262	-£150,115,320
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£121,646,138	-£139,430,118	-£144,156,133	-£144,603,598	-£145,722,259	-£152,434,228	-£156,163,101
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£128,611,330	-£145,554,385	-£150,273,961	-£150,720,811	-£151,837,936	-£158,540,681	-£162,264,428

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£6,600,360	-£32,190,828	-£36,716,261	-£37,144,740	-£38,215,935	-£44,643,108	-£48,223,424
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£12,792,367	-£37,460,243	-£41,967,803	-£42,394,591	-£43,461,559	-£49,883,938	-£53,484,349
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£19,032,710	-£42,779,053	-£47,270,111	-£47,695,337	-£48,758,402	-£55,212,935	-£58,800,174
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£25,360,221	-£48,146,775	-£52,658,392	-£53,087,410	-£54,159,854	-£60,616,078	-£64,249,197
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£31,734,481	-£53,600,823	-£58,117,911	-£58,545,605	-£59,620,746	-£66,162,884	-£69,828,744
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£38,155,025	-£59,122,848	-£63,694,446	-£64,130,725	-£65,227,407	-£71,807,497	-£75,465,809
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£44,643,177	-£64,788,809	-£69,410,227	-£69,847,798	-£70,941,726	-£77,547,260	-£81,244,118
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£51,213,600	-£70,567,508	-£75,199,479	-£75,642,115	-£76,748,705	-£83,399,711	-£87,142,029
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£57,848,831	-£76,443,277	-£81,109,178	-£81,557,014	-£82,677,532	-£89,400,637	-£93,135,695
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£64,666,513	-£82,450,493	-£87,176,508	-£87,623,973	-£88,742,634	-£95,454,603	-£99,183,476
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£71,631,705	-£88,574,760	-£93,294,336	-£93,741,186	-£94,858,311	-£101,561,056	-£105,284,803

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units		Value Area	Zone B - £1,000 psf
No Units	567	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£63,854,327	£38,219,560	£33,745,764	£33,322,179	£32,263,219	£25,841,278	£22,270,627
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£57,100,979	£32,433,936	£27,953,757	£27,526,970	£26,460,000	£20,058,185	£16,501,622
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£50,300,458	£26,579,681	£22,088,624	£21,663,398	£20,600,331	£14,221,939	£10,678,387
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£43,453,224	£20,649,133	£16,173,219	£15,749,426	£14,689,944	£8,315,133	£4,739,988
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£36,561,836	£14,670,154	£10,208,037	£9,785,551	£8,725,960	£2,310,536	-£1,272,710
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£29,565,138	£8,643,226	£4,143,915	£3,717,417	£2,651,173	-£3,803,458	-£7,443,444
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£22,532,621	£2,508,751	-£2,014,716	-£2,446,634	-£3,526,430	-£10,071,756	-£13,718,184
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£15,449,904	-£3,734,574	-£8,331,260	-£8,767,857	-£9,859,352	-£16,424,813	-£20,113,447
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£8,262,101	-£10,133,326	-£14,740,788	-£15,182,566	-£16,287,009	-£22,913,670	-£26,647,393
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£1,010,036	-£16,637,232	-£21,295,462	-£21,740,706	-£22,859,367	-£29,571,337	-£33,300,209
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£6,447,396	-£23,296,519	-£28,016,105	-£28,462,956	-£29,580,080	-£36,282,824	-£40,006,572

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£216,886,048	-£242,521,315	-£246,995,111	-£247,418,696	-£248,477,656	-£254,899,597	-£258,470,248
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£223,639,896	-£248,306,939	-£252,787,118	-£253,213,905	-£254,280,875	-£260,082,690	-£264,239,253
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£230,440,417	-£254,161,194	-£258,652,251	-£259,077,477	-£260,140,544	-£266,518,936	-£270,062,488
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£237,287,651	-£260,991,742	-£264,567,656	-£264,991,449	-£266,050,931	-£272,428,742	-£276,000,597
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£244,189,039	-£266,070,721	-£270,532,838	-£270,955,324	-£272,014,925	-£278,430,339	-£282,013,585
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£251,175,737	-£272,097,649	-£276,596,960	-£277,023,458	-£278,089,702	-£284,544,333	-£288,184,319
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£258,208,254	-£279,252,124	-£282,755,591	-£283,187,509	-£284,267,305	-£290,812,631	-£294,459,059
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£265,290,971	-£284,475,449	-£289,072,135	-£289,508,732	-£290,600,227	-£297,165,688	-£300,854,322
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£272,478,774	-£290,874,201	-£295,481,663	-£295,923,441	-£297,027,884	-£303,654,545	-£307,386,268
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£279,730,839	-£297,378,107	-£302,036,337	-£302,481,581	-£303,600,242	-£310,312,212	-£314,041,084
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£287,188,271	-£304,037,394	-£308,756,980	-£309,203,831	-£310,320,955	-£317,023,699	-£320,747,447

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£101,355,423	-£125,140,186	-£129,665,984	-£130,087,871	-£131,146,831	-£137,568,772	-£141,139,423
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£107,308,771	-£131,975,814	-£136,455,993	-£136,882,780	-£137,949,750	-£143,751,565	-£147,908,128
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£114,109,292	-£137,830,069	-£142,321,126	-£142,746,352	-£143,809,419	-£150,187,811	-£153,731,363
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£120,956,526	-£143,760,617	-£147,336,531	-£147,760,324	-£148,819,806	-£155,197,617	-£158,769,472
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£127,857,914	-£149,739,596	-£154,201,713	-£154,624,199	-£155,683,800	-£162,099,214	-£165,682,460
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£134,844,612	-£155,766,524	-£160,265,835	-£160,692,333	-£161,758,577	-£168,213,208	-£171,853,194
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£141,877,129	-£161,920,999	-£166,424,466	-£166,856,384	-£167,936,180	-£174,481,506	-£178,127,934
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£148,959,846	-£168,144,324	-£172,741,010	-£173,177,607	-£174,269,102	-£180,834,563	-£184,523,197
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£156,147,649	-£174,543,076	-£179,150,538	-£179,592,316	-£180,696,759	-£187,323,420	-£191,055,143
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£163,399,714	-£181,046,982	-£185,705,212	-£186,150,456	-£187,269,117	-£193,981,087	-£197,709,959
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£170,857,146	-£187,706,269	-£192,425,855	-£192,872,706	-£193,989,830	-£200,692,574	-£204,416,322

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£52,353,173	-£77,987,940	-£82,461,736	-£82,885,321	-£83,944,281	-£90,366,222	-£93,936,873
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£59,106,521	-£83,773,564	-£88,253,743	-£88,680,530	-£89,747,500	-£95,149,315	-£99,705,878
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£65,907,042	-£89,627,819	-£94,118,876	-£94,544,102	-£95,607,169	-£101,985,561	-£105,529,113
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£72,754,276	-£95,558,367	-£100,034,281	-£100,458,074	-£101,517,556	-£107,852,367	-£111,467,512
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£79,655,664	-£101,537,346	-£105,999,463	-£106,421,949	-£107,481,550	-£113,896,964	-£117,480,210
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£86,642,362	-£107,564,274	-£112,063,585	-£112,490,083	-£113,556,327	-£120,010,958	-£123,650,944
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£93,674,879	-£113,698,749	-£118,222,216	-£118,654,134	-£119,733,930	-£126,279,256	-£129,925,684
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£100,757,596	-£119,942,074	-£124,538,760	-£124,975,357	-£126,066,852	-£132,632,313	-£136,320,947
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£107,945,399	-£126,340,826	-£130,948,288	-£131,390,066	-£132,494,509	-£139,121,170	-£142,854,893
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£115,197,464	-£132,844,732	-£137,502,962	-£137,948,206	-£139,066,867	-£145,778,837	-£149,507,709
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£122,654,896	-£139,504,019	-£144,223,605	-£144,670,456	-£145,787,580	-£152,490,324	-£156,214,072

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£4,626,452	-£21,008,315	-£25,482,111	-£25,905,696	-£26,964,656	-£33,386,597	-£36,957,248
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£1,626,896	-£26,293,939	-£31,274,118	-£31,700,905	-£32,767,875	-£38,169,690	-£42,726,253
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£8,927,417	-£32,648,194	-£37,139,251	-£37,564,477	-£38,627,544	-£45,005,936	-£48,549,488
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£15,774,651	-£38,578,742	-£43,054,656	-£43,478,449	-£44,537,931	-£50,912,742	-£54,487,887
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£22,676,039	-£44,557,721	-£49,019,838	-£49,442,324	-£50,501,925	-£56,917,339	-£60,500,585
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£29,662,737	-£50,584,649	-£55,083,960	-£55,510,458	-£56,576,702	-£63,031,333	-£66,671,319
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£36,695,254	-£56,739,124	-£61,242,591	-£61,674,509	-£62,754,305	-£69,299,631	-£72,946,059
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£43,777,971	-£62,962,449	-£67,559,135	-£67,995,732	-£69,087,227	-£75,652,688	-£79,341,322
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£50,965,774	-£69,361,201	-£73,968,663	-£74,410,441	-£75,514,884	-£82,141,545	-£85,875,268
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£58,217,839	-£75,865,107	-£80,523,337	-£80,968,581	-£82,087,242	-£88,799,212	-£92,528,084
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£65,675,271	-£82,524,394	-£87,243,980	-£87,690,831	-£88,807,955	-£95,510,699	-£99,234,447

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units		Value Area	Zone B - £1,050 psf
No Units	567	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£75,081,139	£49,361,554	£44,887,758	£44,464,173	£43,405,213	£37,051,451	£33,521,583
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£67,766,450	£43,018,830	£38,562,704	£38,140,791	£37,086,009	£30,751,870	£27,195,307
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£60,404,588	£36,627,276	£32,187,463	£31,767,094	£30,716,171	£24,352,798	£20,809,247
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£52,996,014	£30,187,366	£25,741,252	£25,317,459	£24,257,979	£17,901,090	£14,369,485
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£45,541,186	£23,675,363	£19,213,245	£18,790,759	£17,734,545	£11,397,263	£7,859,333
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£38,040,566	£17,085,609	£12,635,955	£12,214,652	£11,161,392	£4,797,063	£1,242,913
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£30,458,757	£10,448,387	£5,969,365	£5,563,937	£4,500,370	-£1,909,739	-£5,512,518
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£22,814,732	£3,725,796	-£768,988	-£1,199,945	-£2,277,339	-£8,788,773	-£12,427,090
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£15,125,758	-£3,125,003	-£7,702,171	-£8,137,922	-£9,227,300	-£15,773,155	-£19,454,633
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£7,321,046	-£10,147,174	-£14,749,989	-£15,191,035	-£16,293,650	-£22,915,945	-£26,644,818
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£570,181	-£17,297,221	-£21,965,750	-£22,412,599	-£23,529,724	-£30,232,469	-£33,966,216

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£209,699,136	-£231,379,321	-£235,853,117	-£236,276,702	-£237,335,662	-£243,689,424	-£247,219,292
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£212,974,425	-£237,722,045	-£242,178,171	-£242,600,064	-£243,654,866	-£249,989,005	-£253,545,568
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£220,336,287	-£244,113,599	-£248,553,412	-£248,973,781	-£250,024,704	-£256,388,077	-£259,931,628
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£227,744,861	-£250,553,509	-£254,999,623	-£255,423,416	-£256,482,896	-£262,839,785	-£266,371,390
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£235,199,689	-£257,065,512	-£261,527,630	-£261,950,116	-£263,006,330	-£269,343,612	-£272,881,542
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£242,700,309	-£263,655,266	-£268,104,920	-£268,526,223	-£269,579,483	-£275,943,812	-£279,497,962
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£250,282,118	-£270,292,468	-£274,751,510	-£275,176,938	-£276,240,505	-£282,650,614	-£286,253,393
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£257,926,143	-£277,015,079	-£281,509,863	-£281,940,820	-£283,018,214	-£289,529,648	-£293,167,965
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£265,615,117	-£283,865,878	-£288,443,046	-£288,878,797	-£289,968,175	-£296,514,030	-£300,195,508
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£273,419,829	-£290,888,049	-£295,490,864	-£295,931,910	-£297,034,525	-£303,656,820	-£307,385,693
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£281,311,056	-£298,038,096	-£302,706,625	-£303,153,474	-£304,270,599	-£310,973,344	-£314,697,091

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£92,041,611	-£115,384,126	-£119,921,956	-£120,343,541	-£121,404,501	-£127,766,263	-£131,308,131
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£96,643,300	-£121,390,920	-£125,847,046	-£126,268,939	-£127,323,741	-£133,657,880	-£137,214,443
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£104,595,162	-£127,782,474	-£132,222,287	-£132,642,656	-£133,693,579	-£140,056,952	-£143,600,503
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£111,413,736	-£134,222,384	-£138,668,498	-£139,092,291	-£140,151,771	-£146,508,660	-£150,040,265
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£118,868,564	-£140,734,387	-£145,196,505	-£145,618,991	-£146,675,205	-£153,012,487	-£156,550,417
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£126,369,184	-£147,324,141	-£151,773,795	-£152,195,098	-£153,248,358	-£159,612,687	-£163,166,837
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£133,950,993	-£153,961,343	-£158,420,385	-£158,845,813	-£159,909,380	-£166,319,489	-£169,922,268
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£141,595,018	-£160,683,954	-£165,178,738	-£165,609,695	-£166,687,089	-£173,198,523	-£176,836,840
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£149,283,992	-£167,534,753	-£172,111,921	-£172,547,672	-£173,637,050	-£180,182,905	-£183,864,383
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£157,088,704	-£174,556,924	-£179,159,739	-£179,600,785	-£180,703,400	-£187,325,695	-£191,054,568
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£164,979,931	-£181,706,971	-£186,375,500	-£186,822,349	-£187,939,474	-£194,642,219	-£198,365,966

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£41,126,361	-£56,845,948	-£71,319,742	-£71,743,327	-£72,802,287	-£79,156,049	-£82,685,917
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£48,441,050	-£73,188,670	-£77,644,796	-£78,066,709	-£79,121,491	-£85,455,630	-£89,012,193
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£55,802,912	-£79,580,224	-£84,020,037	-£84,440,406	-£85,491,329	-£91,854,702	-£95,398,253
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£63,211,486	-£86,020,134	-£90,466,248	-£90,890,041	-£91,949,521	-£98,306,410	-£101,838,015
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£70,666,314	-£92,532,137	-£96,994,255	-£97,416,741	-£98,472,955	-£104,810,237	-£108,348,167
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£78,166,934	-£99,121,891	-£103,571,545	-£103,992,848	-£105,046,108	-£111,410,437	-£114,964,587
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£85,748,743	-£105,759,113	-£110,218,135	-£110,643,563	-£111,707,130	-£118,117,239	-£121,720,018
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£93,392,768	-£112,481,704	-£116,976,488	-£117,407,445	-£118,484,839	-£124,996,273	-£128,634,590
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£101,081,742	-£119,332,503	-£123,909,671	-£124,345,422	-£125,434,800	-£131,980,655	-£135,662,133
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£108,886,454	-£126,354,674	-£130,957,489	-£131,398,535	-£132,501,150	-£139,123,445	-£142,852,318
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£116,777,681	-£133,504,721	-£138,173,250	-£138,620,099	-£139,737,224	-£146,439,969	-£150,163,716

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£15,853,264	-£9,866,321	-£14,340,117	-£14,763,702	-£15,822,662	-£22,176,424	-£25,706,292
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£8,538,575	-£16,289,045	-£20,695,171	-£21,087,064	-£22,141,866	-£28,476,005	-£32,032,568
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£1,176,713	-£22,800,598	-£27,040,412	-£27,460,781	-£28,511,704	-£34,875,077	-£38,418,628
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£6,231,861	-£29,040,509	-£33,486,623	-£33,910,416	-£34,969,896	-£41,326,785	-£44,858,390
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£13,686,689	-£35,552,512	-£40,014,630	-£40,437,116	-£41,493,330	-£47,830,612	-£51,368,542
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£21,187,309	-£42,142,266	-£46,591,920	-£47,013,223	-£48,066,483	-£54,430,812	-£57,984,962
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£28,769,118	-£48,779,488	-£53,238,510	-£53,663,938	-£54,727,505	-£61,137,614	-£64,740,393
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£36,413,143	-£55,502,079	-£59,996,863	-£60,427,820	-£61,505,214	-£68,016,648	-£71,654,965
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£44,102,117	-£62,352,878	-£66,930,046	-£67,365,797	-£68,455,175	-£75,001,030	-£78,682,508
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£51,906,829	-£69,375,049	-£73,977,864	-£74,418,910	-£75,521,525	-£82,143,820	-£85,872,693
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£59,796,056	-£76,525,096	-£81,193,625	-£81,640,474	-£82,757,599	-£89,460,344	-£93,184,091

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units		Value Area	Zone B - £1,100 psf
No Units	567	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£86,233,293	£60,484,886	£56,029,750	£55,606,167	£54,547,207	£48,193,445	£44,663,577
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£78,394,680	£53,603,725	£49,147,599	£48,725,685	£47,670,903	£41,342,211	£37,826,269
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£70,508,719	£46,655,070	£42,215,258	£41,794,889	£40,743,965	£34,438,427	£30,935,350
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£62,538,804	£39,658,061	£35,233,219	£34,814,267	£33,766,887	£27,469,123	£23,937,519
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£54,522,636	£32,613,173	£28,201,971	£27,784,311	£26,739,754	£20,402,472	£16,881,759
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£46,460,674	£25,520,882	£21,078,338	£20,657,034	£19,603,776	£13,284,220	£9,773,356
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£38,353,381	£18,327,945	£13,889,437	£13,469,191	£12,418,577	£6,092,764	£2,547,538
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£30,174,715	£11,080,911	£6,646,813	£6,222,333	£5,161,131	-£1,224,481	-£4,815,794
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£21,919,648	£3,756,650	-£728,879	-£1,159,001	-£2,234,304	-£8,730,135	-£12,361,393
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£13,612,732	-£3,719,226	-£8,294,573	-£8,729,601	-£9,817,174	-£16,363,863	-£20,039,243
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£5,191,581	-£11,380,679	-£15,998,687	-£16,439,126	-£17,540,225	-£24,182,113	-£27,905,860

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£194,303,982	-£220,259,989	-£224,711,125	-£225,134,708	-£226,193,668	-£232,547,430	-£236,077,298
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£202,346,195	-£227,137,150	-£231,593,276	-£232,015,190	-£233,069,972	-£239,398,664	-£242,914,606
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£210,232,156	-£234,085,805	-£238,525,617	-£238,945,986	-£239,996,910	-£246,302,448	-£249,805,525
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£218,202,071	-£241,082,814	-£245,507,656	-£245,926,608	-£246,973,988	-£253,271,752	-£256,803,356
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£226,218,239	-£248,127,702	-£252,538,904	-£252,956,564	-£254,001,121	-£260,338,403	-£263,859,116
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£234,280,201	-£255,219,993	-£259,662,537	-£260,083,841	-£261,137,099	-£267,456,655	-£270,967,519
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£242,387,494	-£262,412,930	-£266,851,438	-£267,271,684	-£268,322,298	-£274,648,111	-£278,193,537
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£250,566,160	-£269,659,964	-£274,094,062	-£274,518,542	-£275,579,744	-£281,965,356	-£285,556,669
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£258,821,227	-£278,984,225	-£281,469,754	-£281,899,876	-£282,975,179	-£289,471,010	-£293,102,268
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£267,128,143	-£284,460,101	-£289,035,448	-£289,470,476	-£290,558,069	-£297,194,738	-£300,780,118
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£275,549,294	-£292,121,554	-£296,739,562	-£297,180,001	-£298,281,100	-£304,922,988	-£308,649,735

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£92,145,467	-£110,365,864	-£114,820,989	-£115,243,572	-£116,302,532	-£122,656,294	-£126,186,162
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£86,015,070	-£110,806,025	-£115,262,151	-£115,684,065	-£116,738,847	-£123,067,539	-£126,583,481
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£93,901,031	-£117,754,680	-£122,194,492	-£122,614,861	-£123,665,785	-£129,971,323	-£133,474,400
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£101,870,946	-£124,751,689	-£129,176,531	-£129,595,483	-£130,642,863	-£136,940,627	-£140,472,231
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£109,887,114	-£131,796,577	-£136,207,779	-£136,625,439	-£137,669,996	-£144,007,278	-£147,527,991
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£117,949,076	-£138,888,868	-£143,331,412	-£143,752,716	-£144,805,974	-£151,125,530	-£154,636,394
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£126,056,369	-£146,081,805	-£150,520,313	-£150,940,559	-£151,991,173	-£158,316,986	-£161,862,412
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£134,235,035	-£153,328,839	-£157,762,937	-£158,187,417	-£159,248,619	-£165,634,231	-£169,225,544
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£142,490,102	-£160,653,100	-£165,138,629	-£165,568,751	-£166,644,054	-£173,139,885	-£176,771,143
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£150,797,018	-£168,126,976	-£172,704,323	-£173,139,351	-£174,226,924	-£180,773,613	-£184,448,993
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£159,218,169	-£175,790,429	-£180,408,437	-£180,848,876	-£181,949,975	-£188,591,863	-£192,315,610

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£29,974,207	-£55,722,614	-£60,177,750	-£60,601,333	-£61,660,293	-£68,014,055	-£71,543,923
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£37,812,820	-£62,603,775	-£67,059,901	-£67,481,815	-£68,536,597	-£74,865,289	-£78,381,231
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£45,698,781	-£69,552,430	-£73,992,242	-£74,412,611	-£75,463,535	-£81,769,073	-£85,272,150
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£53,668,696	-£76,549,439	-£80,974,281	-£81,393,233	-£82,440,613	-£88,738,377	-£92,269,981
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£61,684,864	-£83,594,327	-£88,005,529	-£88,423,189	-£89,467,746	-£95,805,028	-£99,325,741
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£69,746,826	-£90,686,618	-£95,129,162	-£95,550,466	-£96,603,724	-£102,923,280	-£106,434,144
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£77,854,119	-£97,879,555	-£102,318,063	-£102,738,309	-£103,788,923	-£110,114,736	-£113,659,962
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£86,032,785	-£105,126,589	-£109,560,687	-£109,985,167	-£111,046,369	-£117,431,981	-£121,023,294
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£94,287,852	-£112,450,850	-£116,936,379	-£117,366,501	-£118,441,804	-£124,937,635	-£128,568,893
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£102,594,768	-£119,926,726	-£124,502,073	-£124,937,101	-£126,024,674	-£132,571,363	-£136,246,743
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£111,015,919	-£127,588,179	-£132,206,187	-£132,646,626	-£133,747,725	-£140,389,613	-£144,113,360

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£27,005,418	£1,257,011	-£3,196,125	-£3,621,708	-£4,680,668	-£11,034,430	-£14,564,298
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£19,166,805	-£5,624,136	-£10,080,276	-£10,502,190	-£11,556,972	-£17,885,664	-£21,401,606
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£11,280,844	-£12,572,805	-£17,012,617	-£17,432,986	-£18,483,910	-£24,789,448	-£28,292,525
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£3,310,929	-£19,569,814	-£23,994,656	-£24,413,608	-£25,460,988	-£31,758,752	-£35,290,356
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£4,705,239	-£26,614,702	-£31,025,904	-£31,443,564	-£32,488,121	-£38,825,403	-£42,346,116
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£12,767,201	-£33,706,993	-£38,149,537	-£38,570,841	-£39,624,099	-£45,943,655	-£49,454,519
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£20,874,494	-£40,899,930	-£45,338,438	-£45,758,684	-£46,809,298	-£53,135,111	-£56,680,537
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£29,053,160	-£48,146,964	-£52,581,062	-£53,005,542	-£54,066,744	-£60,452,356	-£64,043,669
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£37,308,227	-£55,471,225	-£59,956,754	-£60,386,876	-£61,462,179	-£67,958,010	-£71,589,268
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£45,615,143	-£62,945,101	-£67,520,448	-£67,955,476	-£69,043,069	-£75,591,738	-£79,267,118
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£54,036,294	-£70,608,554	-£75,226,562	-£75,667,001	-£76,768,100	-£83,409,988	-£87,133,735

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units	Value Area	Zone B - £1,150 psf

No Units	567
Site Area	2.88 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£97,383,700	£71,532,178	£67,105,967	£66,686,896	£65,639,214	£59,335,439	£55,805,571
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£88,987,567	£64,120,673	£59,711,945	£59,294,526	£58,250,978	£51,927,104	£48,411,164
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£80,544,725	£56,660,855	£52,243,052	£51,822,683	£50,771,760	£44,466,221	£40,963,145
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£72,055,629	£49,128,756	£44,703,913	£44,284,961	£43,237,562	£36,953,302	£33,462,037
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£63,504,085	£41,526,768	£37,115,565	£36,697,905	£35,653,756	£29,388,860	£25,886,967
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£54,880,784	£33,877,378	£29,478,497	£29,062,006	£28,020,778	£21,726,602	£18,215,739
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£46,212,149	£26,181,061	£21,768,994	£21,348,748	£20,298,133	£13,994,444	£10,482,394
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£37,498,642	£18,397,644	£13,968,975	£13,549,665	£12,501,387	£6,198,165	£2,660,826
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£28,713,479	£10,541,281	£6,116,762	£5,693,105	£4,633,962	-£1,747,153	-£5,331,499
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£19,847,834	£2,601,796	-£1,893,881	-£2,323,290	-£3,396,812	-£9,896,303	-£13,520,545
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£10,911,296	-£5,519,489	-£10,107,946	-£10,542,378	-£11,628,456	-£18,196,389	-£21,866,719

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£183,357,178	-£209,208,697	-£214,634,908	-£214,053,979	-£215,191,061	-£221,495,436	-£224,993,304
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£191,753,308	-£218,620,202	-£221,028,930	-£221,446,349	-£222,489,897	-£228,813,771	-£232,329,711
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£200,196,150	-£224,080,020	-£228,497,823	-£228,918,192	-£229,969,115	-£236,274,654	-£239,777,730
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£208,685,246	-£231,612,119	-£236,036,962	-£236,455,914	-£237,503,293	-£243,787,573	-£247,278,838
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£217,236,790	-£239,214,107	-£243,625,310	-£244,042,970	-£245,087,119	-£251,352,015	-£254,853,908
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£225,860,091	-£246,863,497	-£251,262,378	-£251,678,869	-£252,720,097	-£259,014,273	-£262,525,136
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£234,529,726	-£254,559,814	-£258,971,881	-£259,392,127	-£260,442,742	-£266,746,431	-£270,248,481
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£243,242,233	-£262,343,231	-£266,771,900	-£267,191,210	-£268,239,488	-£274,542,710	-£278,080,049
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£252,027,396	-£270,199,594	-£274,624,113	-£275,047,770	-£276,106,913	-£282,486,028	-£286,072,374
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£260,893,041	-£278,139,076	-£282,634,756	-£283,064,165	-£284,137,687	-£290,636,178	-£294,261,420
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£269,829,579	-£286,260,364	-£290,848,821	-£291,283,253	-£292,369,331	-£298,937,264	-£302,607,594

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£92,085,650	-£92,977,824	-£93,401,535	-£93,822,224	-£94,871,352	-£101,174,924	-£104,664,115
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£75,422,183	-£100,289,077	-£104,697,805	-£105,115,224	-£106,158,772	-£112,462,646	-£115,968,586
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£83,865,023	-£107,748,895	-£112,166,698	-£112,587,067	-£113,637,990	-£119,943,529	-£123,446,605
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£92,354,121	-£115,280,994	-£119,705,837	-£120,124,789	-£121,172,168	-£127,456,448	-£130,947,713
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£100,905,665	-£122,882,982	-£127,294,185	-£127,711,845	-£128,755,994	-£135,020,890	-£138,522,783
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£109,528,966	-£130,532,372	-£134,931,253	-£135,347,744	-£136,388,972	-£142,683,148	-£146,194,011
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£118,197,601	-£138,228,689	-£142,640,756	-£143,061,002	-£144,111,617	-£150,415,306	-£153,917,356
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£126,911,108	-£146,012,106	-£150,440,775	-£150,860,085	-£151,908,363	-£158,211,585	-£161,748,924
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£135,696,271	-£153,868,469	-£158,292,988	-£158,716,645	-£159,775,788	-£166,154,903	-£169,741,249
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£144,561,916	-£161,807,951	-£166,303,631	-£166,733,040	-£167,806,562	-£174,305,053	-£177,930,295
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£153,498,454	-£169,929,239	-£174,517,696	-£174,952,128	-£176,038,206	-£182,606,139	-£186,276,469

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£16,823,800	-£44,675,322	-£46,101,533	-£46,520,604	-£50,568,280	-£56,872,061	-£60,401,929
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£27,219,933	-£52,086,827	-£56,495,555	-£56,912,974	-£57,956,522	-£64,260,396	-£67,796,336
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£35,662,775	-£59,546,645	-£63,964,448	-£64,384,817	-£65,435,740	-£71,741,279	-£75,244,355
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£44,151,871	-£67,078,744	-£71,503,587	-£71,922,539	-£72,969,918	-£79,254,198	-£82,745,463
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£52,703,415	-£74,680,732	-£79,091,935	-£79,509,595	-£80,553,744	-£86,818,640	-£90,320,533
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£61,326,716	-£82,330,122	-£86,729,003	-£87,145,494	-£88,186,722	-£94,480,898	-£97,991,761
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£69,995,351	-£90,026,439	-£94,438,506	-£94,858,752	-£95,909,367	-£102,213,056	-£105,715,106
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£78,709,858	-£97,810,856	-£102,239,525	-£102,658,835	-£103,706,113	-£110,009,335	-£113,546,674
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£87,494,021	-£105,666,219	-£110,090,738	-£110,514,395	-£111,573,538	-£117,954,653	-£121,538,999
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£96,359,666	-£113,605,701	-£118,101,381	-£118,530,790	-£119,604,312	-£126,102,803	-£129,728,045
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£105,296,204	-£121,726,989	-£126,315,446	-£126,749,878	-£127,836,956	-£134,403,889	-£138,074,219

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£38,155,825	£12,304,303	£7,878,092	£7,459,021	£6,411,339	£107,564	-£3,422,304
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£29,759,692	£4,892,796	£484,070	£66,651	-£977,897	-£7,301,771	-£10,816,711
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£21,316,850	-£2,567,020	-£6,984,823	-£7,405,192	-£8,456,115	-£14,761,654	-£18,264,730
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£12,827,754	-£10,099,119	-£14,523,962	-£14,942,914	-£15,990,293	-£22,274,573	-£25,765,838
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£4,276,210	-£17,701,107	-£22,112,310	-£22,529,970	-£23,574,119	-£29,839,015	-£33,340,908
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£4,347,091	-£25,350,497	-£29,749,378	-£30,165,869	-£31,207,097	-£37,501,273	-£41,012,136
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£13,015,726	-£33,046,814	-£37,458,881	-£37,879,127	-£38,929,742	-£45,233,431	-£48,735,481
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£21,729,233	-£40,830,231	-£45,258,900	-£45,678,210	-£46,726,488	-£53,029,710	-£56,567,049
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£30,514,396	-£48,686,594	-£53,111,113	-£53,534,770	-£54,593,913	-£60,975,028	-£64,559,374
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£39,380,041	-£56,626,076	-£61,121,756	-£61,551,165	-£62,624,687	-£69,123,178	-£72,748,420
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£48,316,579	-£54,747,364	-£59,335,821	-£59,770,253	-£70,856,331	-£77,424,264	-£81,094,594

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units	Value Area	Zone B - £1,200 psf

No Units	567
Site Area	2.88 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£108,534,107	£82,579,471	£78,153,261	£77,734,188	£76,686,506	£70,400,416	£66,908,143
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£99,580,454	£74,615,601	£70,206,874	£69,789,455	£68,745,906	£62,484,618	£58,996,058
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£90,580,091	£66,603,419	£62,210,831	£61,794,939	£60,755,209	£54,494,016	£50,990,939
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£81,533,476	£58,543,395	£54,165,619	£53,751,129	£52,708,277	£46,423,997	£42,932,731
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£72,441,062	£50,436,001	£46,029,160	£45,611,500	£44,567,352	£38,302,455	£34,821,957
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£63,300,892	£42,233,873	£37,834,993	£37,418,502	£36,377,273	£30,129,901	£26,658,121
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£54,070,918	£33,980,456	£29,592,595	£29,177,149	£28,138,535	£21,874,001	£18,371,952
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£44,796,069	£25,680,590	£21,285,708	£20,866,396	£19,818,119	£13,528,454	£10,034,196
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£35,476,807	£17,295,186	£12,875,066	£12,456,569	£11,410,325	£5,113,791	£1,583,314
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£26,075,512	£9,825,976	£4,399,712	£3,976,758	£2,919,368	-£3,477,223	-£7,073,237
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£16,599,754	£261,733	-£4,263,484	-£4,692,303	-£5,767,266	-£12,283,736	-£15,916,290

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£172,206,798	-£198,161,404	-£202,587,614	-£203,006,687	-£204,054,369	-£210,340,459	-£213,832,732
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£181,160,421	-£206,125,274	-£210,534,001	-£210,951,420	-£211,994,969	-£218,256,257	-£221,744,817
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£190,160,784	-£214,137,456	-£218,530,044	-£218,945,936	-£219,985,666	-£226,246,859	-£229,749,936
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£199,207,399	-£222,197,480	-£226,575,256	-£226,989,746	-£228,032,598	-£234,316,678	-£237,808,144
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£208,299,813	-£230,304,674	-£234,711,515	-£235,129,375	-£236,173,523	-£242,438,420	-£245,918,918
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£217,439,983	-£238,507,002	-£242,905,882	-£243,322,373	-£244,363,602	-£250,610,974	-£254,082,754
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£226,669,957	-£246,760,419	-£251,148,280	-£251,563,726	-£252,602,340	-£258,866,674	-£262,368,923
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£235,944,806	-£255,060,285	-£259,455,167	-£259,874,479	-£260,922,756	-£267,212,421	-£270,706,679
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£245,264,068	-£263,445,889	-£267,885,809	-£268,284,306	-£269,330,550	-£275,627,084	-£279,157,561
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£254,665,363	-£271,910,899	-£276,344,153	-£276,764,119	-£277,821,507	-£284,218,098	-£287,814,112
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£264,141,121	-£280,479,142	-£285,004,359	-£285,433,178	-£286,508,141	-£293,024,611	-£296,657,165

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£92,013,548	-£117,968,154	-£122,394,365	-£122,813,438	-£123,861,120	-£130,147,210	-£133,639,483
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£94,829,296	-£89,794,149	-£94,202,876	-£94,620,295	-£95,663,844	-£101,925,132	-£105,413,692
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£73,829,659	-£97,806,331	-£102,198,919	-£102,614,811	-£103,654,541	-£109,915,734	-£113,418,811
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£82,876,274	-£105,866,355	-£110,244,131	-£110,658,621	-£111,701,473	-£117,985,553	-£121,477,019
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£91,968,688	-£113,973,549	-£118,380,390	-£118,798,250	-£119,842,398	-£126,107,295	-£129,587,793
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£101,108,858	-£122,176,877	-£126,574,757	-£126,991,248	-£128,032,477	-£134,279,849	-£137,751,629
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£110,338,832	-£130,429,294	-£134,817,155	-£135,232,601	-£136,271,215	-£142,535,549	-£146,037,798
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£119,613,681	-£138,729,160	-£143,124,042	-£143,543,354	-£144,591,631	-£150,881,296	-£154,375,554
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£128,932,943	-£147,114,764	-£151,554,684	-£151,953,181	-£152,999,425	-£159,295,959	-£162,826,436
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£138,334,238	-£155,579,774	-£160,013,028	-£160,432,994	-£161,490,382	-£167,886,973	-£171,482,987
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£147,809,996	-£164,148,017	-£168,673,234	-£169,102,053	-£170,177,016	-£176,693,486	-£180,326,040

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£7,673,350	-£33,628,029	-£38,054,239	-£38,473,312	-£39,520,994	-£45,807,084	-£49,299,357
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£16,627,046	-£41,591,899	-£46,000,626	-£46,418,045	-£47,461,594	-£53,722,882	-£57,211,442
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£25,627,409	-£49,604,081	-£53,996,669	-£54,412,561	-£55,452,291	-£61,713,484	-£65,216,561
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£34,674,024	-£57,664,105	-£62,041,881	-£62,456,371	-£63,499,223	-£69,783,303	-£73,274,769
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£43,766,438	-£65,771,299	-£70,178,140	-£70,596,000	-£71,640,148	-£77,905,045	-£81,385,543
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£52,906,608	-£73,973,627	-£78,372,507	-£78,788,998	-£79,830,227	-£86,077,599	-£89,549,379
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£62,136,582	-£82,227,044	-£86,614,905	-£87,030,351	-£88,068,965	-£94,333,499	-£97,835,548
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£71,411,431	-£90,526,910	-£94,921,792	-£95,341,104	-£96,389,381	-£102,679,046	-£106,173,304
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£80,730,693	-£98,912,514	-£103,352,434	-£103,750,931	-£104,797,175	-£111,093,709	-£114,624,186
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£90,131,988	-£107,377,524	-£111,807,789	-£112,230,744	-£113,288,132	-£119,684,723	-£123,280,737
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£99,607,746	-£115,945,767	-£120,470,984	-£120,899,803	-£121,974,766	-£128,491,236	-£132,123,790

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£49,306,232	£23,351,596	£18,925,386	£18,506,313	£17,458,631	£11,172,541	£7,680,268
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£40,352,579	£15,387,726	£10,978,999	£10,561,580	£9,518,031	£3,256,743	-£231,817
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£31,352,216	£7,375,544	£2,982,956	£2,567,064	£1,527,334	-£4,733,859	-£8,236,936
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£22,305,601	-£684,480	-£5,062,255	-£5,476,745	-£6,519,598	-£12,803,678	-£16,295,144
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£13,213,187	-£8,791,974	-£13,198,715	-£13,616,375	-£14,660,523	-£20,925,420	-£24,405,918
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£4,073,017	-£16,994,002	-£21,392,882	-£21,809,373	-£22,850,602	-£29,097,974	-£32,569,754
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£5,156,957	-£25,247,419	-£29,635,280	-£30,050,726	-£31,089,340	-£37,353,674	-£40,855,923
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£14,431,806	-£33,547,285	-£37,942,167	-£38,361,479	-£39,409,756	-£45,699,421	-£49,193,679
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£23,751,068	-£41,932,889	-£46,372,809	-£46,771,306	-£47,817,550	-£54,114,084	-£57,644,561
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£33,152,363	-£50,397,899	-£54,831,153	-£55,251,119	-£56,308,507	-£62,705,098	-£66,301,112
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£42,628,121	-£58,966,142	-£63,491,359	-£63,920,178	-£64,995,141	-£71,511,611	-£75,144,165

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units		Value Area	Zone B - £1,250 psf
No Units	567	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£119,684,515	£93,626,765	£89,200,554	£88,781,481	£87,733,799	£81,447,709	£77,955,436
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£110,173,341	£85,110,530	£80,701,802	£80,284,383	£79,240,835	£72,979,546	£69,501,053
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£100,615,458	£76,545,983	£72,153,395	£71,737,503	£70,697,773	£64,459,394	£60,993,627
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£91,011,322	£67,933,595	£63,555,818	£63,141,328	£62,105,104	£55,887,757	£52,403,426
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£81,361,387	£59,273,836	£54,909,554	£54,496,343	£53,463,315	£47,216,050	£43,735,552
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£71,666,110	£50,567,179	£46,191,489	£45,774,997	£44,733,768	£38,486,397	£35,015,634
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£61,925,947	£41,779,853	£37,391,991	£36,976,545	£35,937,930	£29,706,244	£26,244,196
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£52,093,497	£32,922,886	£28,544,752	£28,130,230	£27,093,927	£20,845,186	£17,350,927
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£42,212,894	£24,019,945	£19,628,972	£19,210,474	£18,164,231	£11,886,768	£8,399,288
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£32,288,339	£15,021,056	£10,608,203	£10,190,398	£9,145,888	£2,840,166	-£694,907
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£22,261,279	£5,947,478	£1,496,164	£1,073,790	£17,854	-£6,422,546	-£10,042,807

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£160,056,360	-£185,114,110	-£191,540,321	-£191,958,394	-£193,007,276	-£199,293,166	-£202,780,439
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£170,567,634	-£195,630,365	-£200,039,073	-£200,456,492	-£201,500,040	-£207,761,329	-£211,239,622
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£180,125,417	-£204,194,892	-£208,587,480	-£209,003,372	-£210,043,102	-£216,281,481	-£219,747,248
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£189,729,553	-£212,807,290	-£217,185,067	-£217,599,547	-£218,636,771	-£224,853,118	-£228,337,449
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£199,379,488	-£221,467,039	-£225,831,321	-£226,244,532	-£227,277,560	-£233,524,925	-£237,005,323
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£209,074,765	-£230,173,696	-£234,549,386	-£234,965,878	-£236,007,107	-£242,254,478	-£245,725,241
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£218,814,928	-£238,961,022	-£243,348,854	-£243,764,330	-£244,802,945	-£251,034,631	-£254,496,679
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£228,647,378	-£247,817,989	-£252,196,123	-£252,610,645	-£253,646,948	-£259,895,689	-£263,389,948
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£238,527,981	-£256,720,930	-£261,111,903	-£261,530,401	-£262,576,644	-£268,854,107	-£272,341,597
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£248,452,556	-£265,719,819	-£270,132,672	-£270,560,477	-£271,594,887	-£277,900,709	-£281,435,782
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£258,479,596	-£274,793,397	-£279,244,711	-£279,667,085	-£280,723,021	-£287,163,421	-£290,783,682

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£54,725,255	-£79,783,985	-£85,211,196	-£85,629,269	-£86,678,151	-£92,962,041	-£96,454,314
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£54,236,409	-£79,299,220	-£83,707,948	-£84,125,367	-£85,168,915	-£91,430,204	-£94,908,497
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£53,794,292	-£77,863,767	-£82,256,355	-£82,672,247	-£83,711,977	-£89,950,356	-£93,416,123
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£73,398,428	-£96,476,165	-£100,853,942	-£101,268,422	-£102,304,646	-£108,521,993	-£112,006,324
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£93,048,363	-£105,135,914	-£109,500,196	-£109,913,407	-£110,946,435	-£117,193,800	-£120,674,198
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£92,743,640	-£113,842,571	-£118,218,261	-£118,634,753	-£119,675,982	-£125,923,353	-£129,394,116
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£102,483,803	-£122,629,897	-£127,017,729	-£127,433,205	-£128,471,820	-£134,703,506	-£138,165,554
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£112,316,253	-£131,486,864	-£135,864,998	-£136,279,520	-£137,315,823	-£143,564,564	-£147,058,823
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£122,196,856	-£140,389,805	-£144,780,778	-£145,199,276	-£146,245,519	-£152,522,982	-£156,010,472
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£132,121,411	-£149,388,694	-£153,801,547	-£154,219,352	-£155,253,862	-£161,569,584	-£165,104,657
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£142,148,471	-£158,462,272	-£162,913,586	-£163,335,960	-£164,391,896	-£170,832,296	-£174,452,557

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£3,477,015	-£22,580,735	-£27,006,846	-£27,426,019	-£28,473,761	-£34,759,761	-£38,252,064
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£8,034,159	-£31,096,970	-£35,505,698	-£35,923,117	-£36,966,665	-£43,227,954	-£46,706,447
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£16,592,042	-£39,661,517	-£44,054,105	-£44,469,997	-£45,509,727	-£51,748,106	-£55,213,873
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£25,196,178	-£48,273,905	-£52,651,682	-£53,066,172	-£54,102,396	-£60,319,743	-£63,804,074
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£34,846,113	-£56,933,664	-£61,297,946	-£61,711,157	-£62,744,185	-£68,991,550	-£72,471,948
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£44,541,390	-£65,640,321	-£70,016,011	-£70,432,503	-£71,473,732	-£77,721,103	-£81,191,866
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£54,281,553	-£74,427,647	-£78,815,509	-£79,230,955	-£80,269,570	-£86,501,256	-£89,963,304
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£64,114,003	-£83,284,614	-£87,662,748	-£88,077,270	-£89,113,573	-£95,362,314	-£98,856,573
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£73,994,606	-£92,187,555	-£96,578,528	-£96,997,026	-£98,043,269	-£104,320,732	-£107,808,222
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£83,919,161	-£101,186,444	-£105,599,297	-£106,017,102	-£107,051,612	-£113,367,334	-£116,902,407
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£93,946,221	-£110,260,022	-£114,711,336	-£115,133,710	-£116,189,646	-£122,630,046	-£126,250,307

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£60,456,640	£34,398,890	£29,972,679	£29,553,606	£28,505,924	£22,219,834	£18,727,561
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£50,945,466	£25,882,655	£21,473,927	£21,056,508	£20,012,960	£13,751,671	£10,273,178
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£41,387,583	£17,318,108	£12,925,520	£12,509,628	£11,469,898	£5,231,519	£1,765,752
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£31,783,447	£8,705,720	£4,327,943	£3,913,453	£2,877,229	-£3,340,118	-£6,824,449
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£22,133,512	£45,961	-£4,318,321	-£4,731,532	-£5,764,560	-£12,011,925	-£15,492,323
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£12,438,235	-£8,660,696	-£13,036,386	-£13,452,878	-£14,494,107	-£20,741,478	-£24,212,241
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£2,698,072	-£17,448,022	-£21,835,884	-£22,251,330	-£23,289,945	-£29,521,631	-£32,983,679
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£7,134,378	-£26,304,989	-£30,683,123	-£31,097,645	-£32,133,948	-£38,382,689	-£41,876,948
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£17,014,981	-£35,207,930	-£39,598,903	-£40,017,401	-£41,063,644	-£47,341,107	-£50,828,597
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£26,939,536	-£44,206,819	-£48,619,672	-£49,037,477	-£50,071,987	-£56,387,709	-£59,922,782
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£36,966,596	-£53,280,397	-£57,731,711	-£58,154,085	-£59,210,021	-£65,650,421	-£69,270,682

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units	Value Area	Zone B - £1,300 psf

No Units	567
Site Area	2.88 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£130,822,991	£104,634,759	£100,247,847	£99,825,775	£98,781,093	£92,495,003	£89,002,730
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£120,766,228	£95,604,754	£91,196,730	£90,779,312	£89,735,763	£83,474,475	£79,995,981
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£110,650,825	£86,488,547	£82,095,959	£81,680,067	£80,640,337	£74,401,958	£70,936,191
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£100,489,168	£77,323,794	£72,946,017	£72,531,527	£71,495,303	£65,277,957	£61,823,876
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£90,281,713	£68,111,671	£63,747,389	£63,334,177	£62,301,150	£56,102,980	£52,649,147
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£80,028,916	£58,852,649	£54,500,558	£54,088,504	£53,058,365	£46,842,892	£43,372,130
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£69,731,232	£49,547,198	£45,191,386	£44,775,941	£43,737,326	£37,505,640	£34,043,592
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£59,389,116	£40,165,181	£35,787,048	£35,372,526	£34,336,222	£28,118,401	£24,664,056
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£48,948,982	£30,705,141	£26,335,457	£25,921,739	£24,887,447	£18,640,674	£15,153,195
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£38,463,086	£21,199,603	£16,799,284	£16,381,480	£15,336,969	£9,069,904	£5,580,667
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£27,922,805	£11,575,734	£7,168,882	£6,751,652	£5,708,577	-£631,680	-£4,205,170

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£149,911,884	-£176,106,116	-£180,493,028	-£180,912,100	-£181,956,752	-£188,245,872	-£191,738,145
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£160,974,647	-£185,136,121	-£189,544,145	-£189,961,563	-£191,005,112	-£197,266,400	-£200,744,894
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£170,090,050	-£194,252,328	-£198,644,916	-£199,060,808	-£200,100,538	-£206,339,917	-£209,804,684
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£180,251,707	-£203,417,081	-£207,794,858	-£208,209,348	-£209,245,572	-£215,462,918	-£218,916,999
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£190,459,162	-£212,629,304	-£216,993,486	-£217,406,698	-£218,439,725	-£224,637,895	-£228,091,728
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£200,711,959	-£221,888,226	-£226,240,317	-£226,652,371	-£227,682,510	-£233,897,983	-£237,368,745
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£211,009,643	-£231,193,677	-£235,549,489	-£235,964,934	-£237,003,549	-£243,235,235	-£246,697,283
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£221,351,759	-£240,575,694	-£244,953,827	-£245,368,349	-£246,404,653	-£252,622,474	-£256,076,819
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£231,791,893	-£250,035,734	-£254,405,418	-£254,819,136	-£255,853,428	-£262,100,201	-£265,587,680
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£242,277,759	-£259,541,272	-£263,941,591	-£264,359,395	-£265,403,906	-£271,670,971	-£275,160,208
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£252,818,070	-£269,165,141	-£273,571,993	-£273,989,223	-£275,032,298	-£281,372,555	-£284,946,045

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£30,758,755	-£57,184,987	-£61,572,899	-£61,990,971	-£63,035,623	-£69,314,743	-£72,807,016
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£43,643,522	-£68,804,996	-£73,213,020	-£73,630,438	-£74,673,987	-£80,935,275	-£84,413,769
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£53,758,925	-£77,921,203	-£82,313,791	-£82,729,683	-£83,769,413	-£90,007,792	-£93,472,559
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£63,920,582	-£87,085,956	-£91,463,733	-£91,878,223	-£92,914,447	-£99,131,793	-£102,585,874
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£74,128,037	-£96,298,079	-£100,662,261	-£101,075,473	-£102,108,500	-£108,306,770	-£111,760,603
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£84,380,834	-£105,557,101	-£109,909,192	-£110,321,246	-£111,351,385	-£117,566,858	-£121,037,620
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£94,678,518	-£114,862,552	-£119,218,364	-£119,633,809	-£120,672,424	-£126,904,110	-£130,366,158
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£105,020,634	-£124,244,569	-£128,622,702	-£129,037,224	-£130,073,528	-£136,291,349	-£139,745,694
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£115,460,768	-£133,704,609	-£138,074,293	-£138,488,011	-£139,522,303	-£145,769,076	-£149,256,555
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£125,946,664	-£143,210,147	-£147,610,466	-£148,028,270	-£149,072,781	-£155,339,846	-£158,829,083
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£136,486,945	-£152,834,016	-£157,240,868	-£157,658,098	-£158,701,173	-£165,041,430	-£168,614,920

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£14,615,491	-£11,572,741	-£15,599,653	-£16,378,725	-£17,426,407	-£23,712,467	-£27,204,770
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£4,558,728	-£20,602,746	-£25,010,770	-£25,428,188	-£26,471,737	-£32,733,025	-£36,211,519
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£5,556,676	-£29,718,953	-£34,111,541	-£34,527,433	-£35,567,163	-£41,805,542	-£45,271,309
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£15,718,332	-£38,883,706	-£43,261,483	-£43,675,973	-£44,712,197	-£50,929,543	-£54,383,624
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£25,925,787	-£48,095,829	-£52,460,011	-£52,873,223	-£53,906,250	-£60,104,520	-£63,558,353
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£36,178,584	-£57,354,851	-£61,706,942	-£62,118,996	-£63,149,135	-£69,364,608	-£72,835,370
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£46,476,268	-£66,660,302	-£71,016,114	-£71,431,559	-£72,470,174	-£78,701,860	-£82,163,908
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£56,818,384	-£76,042,319	-£80,420,452	-£80,834,974	-£81,871,278	-£88,089,099	-£91,543,444
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£67,258,518	-£85,502,359	-£89,872,043	-£90,285,761	-£91,320,053	-£97,566,826	-£101,054,305
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£77,744,414	-£95,007,897	-£99,408,216	-£99,826,020	-£100,870,531	-£107,137,596	-£110,626,833
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£88,284,695	-£104,631,766	-£109,038,618	-£109,455,848	-£110,498,923	-£116,839,180	-£120,412,670

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£71,595,116	£45,406,884	£41,019,972	£40,600,900	£39,553,218	£33,267,126	£29,774,855
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£61,538,353	£36,376,879	£31,968,855	£31,551,437	£30,507,888	£24,246,600	£20,768,106
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£51,422,950	£27,260,672	£22,868,084	£22,452,192	£21,412,462	£15,174,083	£11,708,316
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£41,261,293	£18,095,919	£13,718,142	£13,303,652	£12,267,428	£6,050,082	£2,596,001
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£31,053,838	£9,883,796	£4,519,514	£4,106,302	£3,073,275	-£3,124,995	-£6,578,728
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£20,801,041	-£375,226	-£4,727,317	-£5,139,371	-£6,169,510	-£12,384,983	-£15,855,745
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£10,503,357	-£9,680,677	-£14,036,489	-£14,451,934	-£15,490,549	-£21,722,235	-£25,184,283
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£161,241	-£19,062,684	-£23,440,827	-£23,855,349	-£24,891,653	-£31,109,474	-£34,563,819
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£10,278,883	-£28,522,734	-£32,892,418	-£33,306,136	-£34,340,428	-£40,587,201	-£44,074,680
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£20,764,779	-£38,028,272	-£42,428,591	-£42,846,395	-£43,890,906	-£50,157,971	-£53,647,208
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£31,305,070	-£47,652,141	-£52,058,993	-£52,476,223	-£53,519,298	-£59,859,555	-£63,433,045

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units

Value Area	Zone C - £1,050 psf

No Units	127
Site Area	1.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£15,606,073	£4,269,108	£2,277,297	£2,157,271	£1,857,203	£36,583	-£993,840
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£13,740,949	£2,826,513	£836,014	£714,603	£411,073	-£1,431,621	-£2,458,825
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£11,862,948	£1,370,499	-£842,822	-£765,669	-£1,072,785	-£2,915,485	-£3,939,208
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£9,972,191	-£117,267	-£2,148,723	-£2,271,187	-£2,577,347	-£4,414,310	-£5,434,845
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£8,068,798	-£1,643,329	-£3,668,797	-£3,790,914	-£4,096,204	-£5,927,952	-£6,945,589
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£6,152,893	-£3,182,830	-£5,202,907	-£5,324,711	-£5,629,218	-£7,456,269	-£8,471,298
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£4,224,596	-£4,735,641	-£6,750,917	-£6,872,441	-£7,176,253	-£8,999,118	-£10,011,822
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£2,284,029	-£6,301,630	-£8,312,691	-£8,433,970	-£8,737,168	-£10,556,357	-£11,567,018
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£330,918	-£7,880,668	-£9,888,090	-£10,009,158	-£10,311,828	-£12,127,843	-£13,136,739
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£1,687,162	-£9,472,622	-£11,476,982	-£11,597,870	-£11,900,094	-£13,713,432	-£14,720,843

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£85,798,658	-£97,135,623	-£99,127,433	-£99,247,460	-£99,547,527	-£101,368,148	-£102,368,570
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£87,663,782	-£98,579,218	-£100,568,716	-£100,690,128	-£100,993,857	-£102,836,352	-£103,863,555
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£89,541,783	-£100,034,232	-£102,047,553	-£102,170,399	-£102,477,516	-£104,320,216	-£105,343,939
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£91,432,540	-£101,521,998	-£103,553,454	-£103,675,918	-£103,982,078	-£105,819,041	-£106,839,575
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£93,335,933	-£103,048,059	-£105,073,928	-£105,195,644	-£105,500,935	-£107,332,883	-£108,350,320
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£95,251,838	-£104,587,561	-£106,607,638	-£106,729,441	-£107,033,949	-£108,861,000	-£109,876,028
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£97,180,134	-£106,140,372	-£108,155,648	-£108,277,172	-£108,580,983	-£110,403,849	-£111,416,552
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£99,120,702	-£107,700,361	-£109,717,422	-£109,838,700	-£110,141,898	-£111,961,098	-£112,971,749
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£101,073,813	-£109,285,398	-£111,292,621	-£111,413,889	-£111,716,558	-£113,532,573	-£114,541,470
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£103,091,893	-£110,877,353	-£112,881,713	-£113,002,601	-£113,304,625	-£115,118,163	-£116,125,574

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£43,779,389	-£55,116,354	-£57,108,164	-£57,228,190	-£57,528,258	-£59,348,879	-£60,379,301
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£45,644,513	-£56,558,949	-£58,549,447	-£58,670,859	-£58,974,588	-£60,817,083	-£61,844,286
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£47,522,513	-£58,014,963	-£60,028,283	-£60,151,130	-£60,458,247	-£62,300,947	-£63,324,670
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£49,413,271	-£59,502,729	-£61,534,184	-£61,656,649	-£61,962,809	-£63,799,772	-£64,820,306
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£51,316,663	-£61,028,790	-£63,054,659	-£63,176,375	-£63,481,666	-£65,313,613	-£66,331,051
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£53,232,569	-£62,568,292	-£64,588,369	-£64,710,172	-£65,014,680	-£66,841,730	-£67,856,759
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£55,160,865	-£64,121,103	-£66,136,379	-£66,257,903	-£66,561,714	-£68,384,580	-£69,397,283
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£57,101,433	-£65,681,092	-£67,698,152	-£67,819,431	-£68,122,629	-£69,941,819	-£70,952,480
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£59,054,544	-£67,266,129	-£69,273,352	-£69,394,620	-£69,697,289	-£71,513,304	-£72,522,201
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£61,072,624	-£68,858,083	-£70,862,443	-£70,983,332	-£71,285,356	-£73,098,894	-£74,106,304

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£26,368,543	-£37,705,508	-£39,697,318	-£39,817,344	-£40,117,412	-£41,938,033	-£42,968,455
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£28,233,667	-£39,148,103	-£41,138,601	-£41,260,012	-£41,563,742	-£43,406,236	-£44,433,440
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£30,111,667	-£40,604,117	-£42,617,437	-£42,740,284	-£43,047,400	-£44,890,101	-£45,913,823
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£32,002,425	-£42,091,882	-£44,123,338	-£44,245,802	-£44,551,963	-£46,388,926	-£47,409,460
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£33,905,817	-£43,617,944	-£45,643,813	-£45,765,529	-£46,070,820	-£47,902,767	-£48,920,205
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£35,821,723	-£45,157,446	-£47,177,523	-£47,299,326	-£47,603,834	-£49,430,884	-£50,445,913
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£37,750,019	-£46,710,257	-£48,725,533	-£48,847,057	-£49,150,868	-£50,973,734	-£51,986,437
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£39,690,586	-£48,270,245	-£50,287,306	-£50,408,585	-£50,711,783	-£52,530,973	-£53,541,633
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£41,643,698	-£49,855,283	-£51,862,706	-£51,983,774	-£52,286,443	-£54,102,458	-£55,111,355
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£43,661,777	-£51,447,237	-£53,451,597	-£53,572,486	-£53,874,509	-£55,688,048	-£56,695,458

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£5,787,274	-£17,124,238	-£19,116,048	-£19,236,075	-£19,536,143	-£21,356,763	-£22,387,186
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£7,652,397	-£18,566,833	-£20,557,332	-£20,678,743	-£20,982,473	-£22,824,967	-£23,852,171
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£9,530,398	-£20,022,847	-£22,036,168	-£22,159,015	-£22,466,131	-£24,308,832	-£25,332,554
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£11,421,156	-£21,510,613	-£23,542,069	-£23,664,533	-£23,970,694	-£25,807,656	-£26,828,191
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£13,324,548	-£23,036,675	-£25,062,544	-£25,184,260	-£25,489,551	-£27,321,498	-£28,338,936
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£15,240,454	-£24,576,177	-£26,596,254	-£26,718,057	-£27,022,565	-£28,849,615	-£29,864,644
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£17,168,750	-£26,129,857	-£28,144,263	-£26,265,787	-£28,569,599	-£30,392,464	-£31,405,168
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£19,109,317	-£27,694,976	-£29,706,037	-£29,827,316	-£30,130,514	-£31,949,703	-£32,960,364
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£21,062,428	-£29,274,014	-£31,281,437	-£31,402,504	-£31,705,174	-£33,521,189	-£34,530,086
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£23,080,508	-£30,865,968	-£32,870,328	-£32,991,217	-£33,293,440	-£35,106,779	-£36,114,189

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units		Value Area	Zone C - £1,150 psf
No Units	127	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£21,354,209	£9,985,133	£7,993,323	£7,873,296	£7,573,229	£5,772,825	£4,772,601
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£19,216,992	£8,256,736	£6,272,505	£6,152,919	£5,853,951	£4,060,142	£3,063,583
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£17,067,092	£6,514,921	£4,537,674	£4,418,492	£4,120,537	£2,332,808	£1,339,625
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£14,904,625	£4,759,813	£2,788,960	£2,670,149	£2,373,122	£583,014	-£428,624
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£12,715,927	£2,991,540	£1,026,495	£906,984	£606,282	-£1,216,215	-£2,233,853
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£10,509,576	£1,210,228	-£785,654	-£907,457	-£1,211,965	-£3,039,015	-£4,054,043
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£8,290,833	-£612,871	-£2,628,147	-£2,749,671	-£3,053,483	-£4,876,348	-£5,889,052
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£6,059,821	-£2,473,344	-£4,484,404	-£4,605,683	-£4,908,881	-£6,728,071	-£7,738,732
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£3,816,660	-£4,346,865	-£6,354,287	-£6,475,355	-£6,778,025	-£8,594,040	-£9,602,937
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£1,561,473	-£6,233,302	-£8,237,662	-£8,358,552	-£8,660,775	-£10,474,113	-£11,481,523

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£80,050,522	-£91,419,598	-£93,411,408	-£93,531,434	-£93,831,502	-£95,631,906	-£96,632,130
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£82,187,738	-£93,147,994	-£95,132,226	-£95,251,812	-£95,550,780	-£97,344,599	-£98,341,148
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£84,337,639	-£94,889,810	-£96,867,057	-£96,986,239	-£97,284,194	-£99,071,923	-£100,065,106
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£86,500,105	-£96,644,918	-£98,615,771	-£98,734,582	-£99,031,609	-£100,821,716	-£101,833,355
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£88,686,804	-£98,413,191	-£100,378,235	-£100,497,746	-£100,798,449	-£102,620,946	-£103,638,583
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£90,895,155	-£100,194,503	-£102,160,385	-£102,312,188	-£102,616,696	-£104,443,746	-£105,458,774
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£93,113,898	-£102,017,602	-£104,032,878	-£104,154,402	-£104,458,214	-£106,281,079	-£107,293,783
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£95,344,910	-£103,878,074	-£105,889,135	-£106,010,414	-£106,313,612	-£108,152,802	-£109,143,482
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£97,588,071	-£105,751,595	-£107,759,018	-£107,880,086	-£108,182,755	-£109,998,770	-£111,007,668
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£99,843,258	-£107,638,033	-£109,642,393	-£109,763,283	-£110,065,555	-£111,878,844	-£112,888,254

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£38,031,252	-£49,400,328	-£51,392,138	-£51,512,165	-£51,812,233	-£53,612,636	-£54,612,861
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£40,168,469	-£51,128,725	-£53,112,956	-£53,232,543	-£53,531,511	-£55,325,330	-£56,321,879
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£42,318,370	-£52,870,541	-£54,847,788	-£54,966,970	-£55,264,925	-£57,052,654	-£58,045,837
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£44,480,836	-£54,625,649	-£56,596,502	-£56,715,313	-£57,012,340	-£58,802,447	-£59,814,086
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£46,669,535	-£56,393,922	-£58,358,966	-£58,478,477	-£58,779,180	-£60,601,676	-£61,619,314
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£48,875,886	-£58,175,234	-£60,171,116	-£60,292,919	-£60,597,427	-£62,424,477	-£63,439,505
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£51,094,628	-£59,998,333	-£62,013,609	-£62,135,133	-£62,438,944	-£64,261,810	-£65,274,513
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£53,325,641	-£61,858,805	-£63,869,866	-£63,991,145	-£64,294,343	-£66,113,532	-£67,124,213
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£55,568,802	-£63,732,326	-£65,739,749	-£65,860,817	-£66,163,486	-£67,979,501	-£68,988,399
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£57,823,989	-£65,618,764	-£67,623,124	-£67,744,013	-£68,046,286	-£69,859,575	-£70,868,985

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£20,829,406	-£31,989,482	-£33,981,293	-£34,101,319	-£34,401,387	-£36,201,790	-£37,202,014
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£22,757,623	-£33,717,879	-£35,702,110	-£35,821,697	-£36,120,665	-£37,914,473	-£38,911,033
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£24,907,524	-£35,459,695	-£37,436,942	-£37,556,123	-£37,854,078	-£39,641,808	-£40,634,991
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£27,069,990	-£37,214,803	-£39,185,655	-£39,304,467	-£39,601,493	-£41,391,601	-£42,403,240
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£29,256,689	-£38,983,075	-£40,948,120	-£41,067,631	-£41,368,334	-£43,190,830	-£44,208,468
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£31,465,039	-£40,764,387	-£42,760,269	-£42,882,073	-£43,186,580	-£45,013,631	-£46,028,658
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£33,683,782	-£42,587,487	-£44,602,763	-£44,724,287	-£45,028,098	-£46,850,964	-£47,863,667
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£35,914,795	-£44,447,959	-£46,459,020	-£46,580,299	-£46,883,497	-£48,702,686	-£49,713,367
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£38,157,956	-£46,321,480	-£48,328,903	-£48,449,971	-£48,752,640	-£50,568,655	-£51,577,553
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£40,413,143	-£48,207,918	-£50,212,278	-£50,333,167	-£50,635,390	-£52,448,728	-£53,458,139

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£39,137	-£11,408,213	-£13,400,024	-£13,520,050	-£13,820,117	-£15,620,521	-£16,620,745
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£2,176,354	-£13,136,610	-£15,120,841	-£15,240,427	-£15,539,396	-£17,333,204	-£18,329,764
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£4,326,254	-£14,878,426	-£16,855,673	-£16,974,854	-£17,272,809	-£19,060,538	-£20,053,721
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£6,488,721	-£16,633,533	-£18,604,386	-£18,723,198	-£19,020,224	-£20,810,332	-£21,821,970
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£8,677,420	-£18,401,806	-£20,366,851	-£20,486,362	-£20,787,064	-£22,609,561	-£23,627,199
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£10,883,770	-£20,183,118	-£22,179,000	-£22,300,803	-£22,605,311	-£24,432,362	-£25,447,389
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£13,102,513	-£22,006,217	-£24,021,494	-£24,143,017	-£24,446,829	-£26,269,695	-£27,282,398
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£15,333,526	-£23,866,690	-£25,877,750	-£25,999,029	-£26,302,227	-£28,121,417	-£29,132,098
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£17,576,686	-£25,740,211	-£27,747,634	-£27,868,702	-£28,171,371	-£29,987,386	-£30,996,284
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£19,831,874	-£27,626,648	-£29,631,009	-£29,751,898	-£30,054,121	-£31,867,459	-£32,874,870

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units		Value Area	Zone C - £1,350 psf
No Units	127	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£32,843,247	£21,397,288	£19,425,373	£19,305,346	£19,005,279	£17,204,876	£16,204,851
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£30,131,578	£19,115,782	£17,132,953	£17,013,366	£16,714,399	£14,920,590	£13,924,031
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£27,407,225	£16,803,766	£14,826,519	£14,707,337	£14,409,383	£12,621,653	£11,628,471
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£24,670,307	£14,477,056	£12,506,202	£12,387,392	£12,090,364	£10,308,202	£9,318,112
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£21,920,945	£12,137,181	£10,172,136	£10,053,663	£9,757,479	£7,980,376	£6,993,096
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£19,159,257	£9,784,266	£7,824,452	£7,706,283	£7,410,859	£5,638,312	£4,653,565
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£16,385,363	£7,418,439	£5,463,283	£5,345,384	£5,050,637	£3,282,151	£2,299,658
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£13,599,385	£5,039,827	£3,088,762	£2,971,100	£2,676,947	£912,028	-£82,159
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£10,787,353	£2,648,558	£701,020	£583,349	£285,229	-£1,526,434	-£2,535,332
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£7,951,274	£241,649	-£1,759,024	-£1,879,913	-£2,182,136	-£3,995,475	-£5,002,886

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£68,561,484	-£80,007,443	-£81,979,358	-£82,099,385	-£82,399,451	-£84,199,855	-£85,200,080
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£71,273,153	-£82,288,949	-£84,271,777	-£84,391,365	-£84,690,332	-£86,484,141	-£87,480,700
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£73,997,506	-£84,600,964	-£86,578,211	-£86,697,394	-£86,995,348	-£88,783,077	-£89,776,260
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£76,734,424	-£86,927,675	-£88,898,528	-£89,017,339	-£89,314,366	-£91,096,529	-£92,086,618
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£79,483,788	-£89,267,550	-£91,232,595	-£91,351,068	-£91,647,252	-£93,424,355	-£94,411,634
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£82,245,474	-£91,620,464	-£93,580,279	-£93,698,448	-£93,993,872	-£95,766,418	-£96,751,166
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£85,019,367	-£93,986,292	-£95,941,448	-£96,059,347	-£96,354,094	-£98,122,580	-£99,105,073
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£87,805,348	-£96,364,903	-£98,315,980	-£98,433,631	-£98,727,784	-£100,492,709	-£101,498,889
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£90,617,378	-£98,756,173	-£100,703,711	-£100,821,382	-£101,119,502	-£102,931,185	-£103,940,062
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£93,453,457	-£101,163,081	-£103,183,754	-£103,284,644	-£103,586,667	-£105,400,206	-£106,407,616

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£26,542,215	-£37,988,173	-£39,960,088	-£40,080,116	-£40,380,182	-£42,180,586	-£43,180,811
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£29,255,883	-£40,269,679	-£42,252,508	-£42,372,096	-£42,671,063	-£44,464,871	-£45,461,431
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£31,978,237	-£42,581,695	-£44,558,942	-£44,678,125	-£44,976,079	-£46,763,808	-£47,756,991
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£34,715,155	-£44,908,405	-£46,879,259	-£46,998,070	-£47,295,097	-£49,077,260	-£50,067,349
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£37,464,517	-£47,248,281	-£49,213,325	-£49,331,799	-£49,627,983	-£51,405,085	-£52,392,365
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£40,226,205	-£49,601,195	-£51,561,009	-£51,679,179	-£51,974,603	-£53,747,149	-£54,731,896
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£43,000,098	-£51,967,023	-£53,922,179	-£54,040,078	-£54,334,825	-£56,103,311	-£57,085,803
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£45,786,077	-£54,345,634	-£56,296,710	-£56,414,362	-£56,708,515	-£58,473,434	-£59,467,620
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£48,598,109	-£56,736,904	-£58,684,442	-£58,802,112	-£59,100,233	-£60,911,895	-£61,920,793
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£51,434,188	-£59,143,812	-£61,144,485	-£61,245,375	-£61,547,597	-£63,380,937	-£64,388,347

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£9,131,369	-£20,577,327	-£22,549,242	-£22,669,269	-£22,969,336	-£24,769,740	-£25,769,965
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£11,843,037	-£22,858,833	-£24,841,662	-£24,961,249	-£25,260,217	-£27,054,025	-£28,050,585
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£14,567,391	-£25,170,849	-£27,148,096	-£27,267,279	-£27,565,233	-£29,352,962	-£30,346,145
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£17,304,309	-£27,497,559	-£29,468,413	-£29,587,224	-£29,884,251	-£31,666,414	-£32,656,503
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£20,053,670	-£29,837,435	-£31,802,479	-£31,920,953	-£32,217,137	-£33,994,239	-£34,981,519
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£22,815,359	-£32,190,349	-£34,150,163	-£34,268,333	-£34,563,757	-£36,336,303	-£37,321,050
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£25,589,252	-£34,556,176	-£36,511,332	-£36,629,232	-£36,923,979	-£38,692,465	-£39,674,957
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£28,375,230	-£36,934,788	-£38,885,864	-£39,003,516	-£39,297,669	-£41,062,588	-£42,056,774
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£31,187,262	-£39,326,058	-£41,273,596	-£41,391,266	-£41,689,387	-£43,501,049	-£44,509,947
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£34,023,341	-£41,732,966	-£43,733,639	-£43,834,528	-£44,136,751	-£45,970,091	-£46,977,501

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£11,449,900	£3,842	-£1,967,973	-£2,088,000	-£2,388,067	-£4,188,471	-£5,188,696
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£8,738,232	-£2,277,564	-£4,260,393	-£4,379,980	-£4,678,947	-£6,472,756	-£7,469,315
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£6,013,879	-£4,589,580	-£6,566,827	-£6,686,009	-£6,983,963	-£8,771,693	-£9,764,876
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£3,276,961	-£6,916,290	-£8,887,144	-£9,005,954	-£9,302,982	-£11,085,144	-£12,075,234
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£527,599	-£9,256,163	-£11,221,210	-£11,339,683	-£11,635,867	-£13,412,970	-£14,400,250
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£2,234,090	-£11,609,080	-£13,568,894	-£13,687,064	-£13,982,488	-£15,755,034	-£16,739,781
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£5,007,983	-£13,974,907	-£15,930,063	-£16,047,962	-£16,342,709	-£18,111,196	-£19,093,688
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£7,793,961	-£16,353,519	-£18,304,594	-£18,422,246	-£18,716,399	-£20,481,318	-£21,475,505
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£10,605,993	-£18,744,788	-£20,692,327	-£20,809,997	-£21,108,118	-£22,919,780	-£23,928,678
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£13,442,072	-£21,151,697	-£23,152,370	-£23,253,259	-£23,575,482	-£25,388,821	-£26,396,232

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units		Value Area	Zone C - £1,500 psf
No Units	127	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£41,460,025	£29,876,283	£27,914,407	£27,796,184	£27,500,626	£25,727,281	£24,742,089
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£38,317,517	£27,170,827	£25,216,417	£25,098,627	£24,804,152	£23,037,303	£22,055,720
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£35,162,325	£24,452,153	£22,504,622	£22,387,232	£22,093,754	£20,332,893	£19,345,105
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£31,994,568	£21,720,388	£19,779,154	£19,662,129	£19,369,566	£17,596,135	£16,606,044
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£28,814,367	£18,975,654	£17,031,366	£16,912,893	£16,616,709	£14,839,606	£13,852,327
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£25,621,840	£16,214,794	£14,254,981	£14,136,811	£13,841,386	£12,068,841	£11,084,093
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£22,417,109	£13,420,266	£11,465,110	£11,347,211	£11,052,463	£9,283,977	£8,301,484
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£19,200,291	£10,612,952	£8,661,886	£8,544,225	£8,250,071	£6,485,152	£5,504,642
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£15,971,508	£7,792,980	£5,845,442	£5,727,986	£5,434,346	£3,672,506	£2,693,706
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£12,730,879	£4,960,476	£3,015,910	£2,898,627	£2,605,420	£846,177	-£143,906

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£59,944,706	-£71,528,448	-£73,490,324	-£73,608,546	-£73,904,104	-£75,677,450	-£76,662,642
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£63,087,214	-£74,233,904	-£76,188,313	-£76,306,104	-£76,600,578	-£78,367,427	-£79,349,011
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£66,242,406	-£76,952,577	-£78,900,108	-£79,017,499	-£79,310,977	-£81,071,838	-£82,059,626
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£69,410,162	-£79,684,342	-£81,625,576	-£81,742,602	-£82,035,165	-£83,808,596	-£84,798,687
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£72,590,364	-£82,429,076	-£84,373,364	-£84,491,838	-£84,788,022	-£86,565,155	-£87,552,404
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£75,782,891	-£85,189,937	-£87,149,750	-£87,267,920	-£87,563,345	-£89,335,890	-£90,320,638
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£78,987,622	-£87,984,465	-£89,939,621	-£90,057,520	-£90,352,268	-£92,120,754	-£93,103,247
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£82,204,440	-£90,791,779	-£92,742,845	-£92,860,506	-£93,154,660	-£94,919,579	-£95,900,089
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£85,433,223	-£93,611,751	-£95,559,288	-£95,676,745	-£95,970,384	-£97,732,224	-£98,711,025
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£88,673,852	-£96,444,255	-£98,388,821	-£98,506,104	-£98,799,311	-£100,558,554	-£101,548,837

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£17,925,437	-£29,509,179	-£31,471,054	-£31,589,277	-£31,884,835	-£33,658,181	-£34,643,373
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£21,067,945	-£32,214,635	-£34,169,044	-£34,286,834	-£34,581,309	-£36,348,158	-£37,329,742
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£24,223,137	-£34,933,308	-£36,880,839	-£36,998,230	-£37,291,707	-£39,052,569	-£40,040,357
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£27,390,893	-£37,665,073	-£39,606,307	-£39,723,333	-£40,015,896	-£41,789,327	-£42,779,418
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£30,571,095	-£40,409,807	-£42,354,095	-£42,472,569	-£42,768,753	-£44,545,886	-£45,533,135
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£33,763,621	-£43,170,668	-£45,130,481	-£45,248,650	-£45,544,075	-£47,316,620	-£48,301,369
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£36,968,353	-£45,965,196	-£47,920,352	-£48,038,251	-£48,332,999	-£50,101,485	-£51,083,977
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£40,185,171	-£48,772,510	-£50,723,575	-£50,841,236	-£51,135,390	-£52,900,309	-£53,880,819
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£43,413,954	-£51,592,482	-£53,540,019	-£53,657,476	-£53,951,115	-£55,712,955	-£56,691,756
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£46,654,583	-£54,424,985	-£56,369,552	-£56,486,835	-£56,780,042	-£58,539,285	-£59,529,367

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£514,591	-£12,098,333	-£14,060,208	-£14,178,431	-£14,473,989	-£16,247,334	-£17,232,526
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£3,657,099	-£14,803,788	-£16,758,196	-£16,875,988	-£17,170,463	-£18,937,312	-£19,918,895
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£6,812,291	-£17,522,462	-£19,469,993	-£19,587,384	-£19,880,861	-£21,641,722	-£22,629,511
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£9,980,047	-£20,254,227	-£22,195,461	-£22,312,487	-£22,605,049	-£24,378,481	-£25,368,571
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£13,160,248	-£22,998,961	-£24,943,249	-£25,061,723	-£25,357,906	-£27,135,039	-£28,122,289
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£16,352,775	-£25,759,821	-£27,719,635	-£27,837,804	-£28,133,229	-£29,905,774	-£30,890,523
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£19,557,507	-£28,554,349	-£30,509,505	-£30,627,405	-£30,922,153	-£32,690,639	-£33,673,131
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£22,774,325	-£31,361,664	-£33,312,729	-£33,430,390	-£33,724,544	-£35,489,463	-£36,469,973
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£26,003,108	-£34,181,636	-£36,129,173	-£36,246,630	-£36,540,269	-£38,302,109	-£39,280,909
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£29,243,737	-£37,014,139	-£38,958,706	-£39,075,989	-£39,369,196	-£41,128,439	-£42,118,521

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£20,066,679	£8,482,937	£6,521,061	£6,402,838	£6,107,280	£4,333,935	£3,348,743
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£16,924,171	£5,777,481	£3,823,071	£3,705,281	£3,410,806	£1,643,957	£662,374
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£13,768,979	£3,058,807	£1,111,276	£993,886	£700,408	-£1,060,453	-£2,048,241
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£10,601,222	£327,042	-£1,614,192	-£1,731,217	-£2,023,780	-£3,797,212	-£4,787,302
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£7,421,021	-£2,417,692	-£4,361,980	-£4,480,453	-£4,776,637	-£6,553,740	-£7,541,020
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£4,228,494	-£5,178,552	-£7,138,366	-£7,256,535	-£7,551,960	-£9,324,505	-£10,309,253
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£1,023,762	-£7,973,080	-£9,928,236	-£10,046,135	-£10,340,883	-£12,109,370	-£13,091,862
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£2,192,056	-£10,780,394	-£12,731,460	-£12,849,121	-£13,143,275	-£14,908,194	-£15,888,704
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£5,421,838	-£13,600,367	-£15,547,904	-£15,665,360	-£15,959,000	-£17,720,840	-£18,699,640
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£8,662,468	-£16,432,870	-£18,377,436	-£18,494,719	-£18,787,926	-£20,547,170	-£21,537,252

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units		Value Area	Zone C - £1,750 psf
No Units	127	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£55,743,726	£44,007,940	£42,046,065	£41,927,842	£41,632,284	£39,858,938	£38,873,746
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£51,902,038	£40,595,901	£38,641,492	£38,523,702	£38,229,227	£36,462,378	£35,480,794
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£48,047,855	£37,170,646	£35,223,114	£35,105,723	£34,812,247	£33,051,385	£32,073,129
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£44,181,298	£33,732,296	£31,791,063	£31,674,038	£31,381,475	£29,626,096	£28,650,886
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£40,302,483	£30,280,980	£28,345,469	£28,228,776	£27,937,043	£26,186,648	£25,214,207
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£36,392,813	£26,816,822	£24,886,462	£24,770,068	£24,479,083	£22,733,177	£21,763,229
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£32,470,016	£23,339,945	£21,414,173	£21,298,045	£21,007,727	£19,265,819	£18,298,093
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£28,535,133	£19,850,474	£17,928,730	£17,812,838	£17,523,105	£15,773,694	£14,793,183
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£24,588,286	£16,348,536	£14,419,480	£14,302,024	£14,008,384	£12,246,544	£11,267,744
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£20,629,592	£12,820,010	£10,875,445	£10,758,162	£10,464,955	£8,705,711	£7,728,354

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£45,661,005	-£57,396,791	-£59,358,666	-£59,476,889	-£59,772,447	-£61,545,792	-£62,530,984
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£49,502,693	-£60,808,829	-£62,763,239	-£62,881,029	-£63,175,504	-£64,942,353	-£65,923,938
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£53,356,875	-£64,234,085	-£66,181,617	-£66,299,008	-£66,592,484	-£68,353,346	-£69,331,602
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£57,223,433	-£67,672,434	-£69,613,668	-£69,730,693	-£70,023,256	-£71,778,635	-£72,753,845
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£61,102,248	-£71,123,750	-£73,059,252	-£73,175,955	-£73,467,688	-£75,218,063	-£76,190,524
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£65,011,918	-£74,587,909	-£76,518,269	-£76,634,663	-£76,925,648	-£78,671,554	-£79,641,502
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£68,934,714	-£78,064,786	-£79,990,558	-£80,106,686	-£80,397,004	-£82,138,912	-£83,106,638
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£72,869,597	-£81,554,257	-£83,476,000	-£83,591,893	-£83,881,826	-£85,631,057	-£86,611,548
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£76,816,445	-£85,056,195	-£86,985,251	-£87,102,707	-£87,396,347	-£89,158,187	-£90,136,986
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£80,775,139	-£88,584,720	-£90,529,286	-£90,646,589	-£90,939,776	-£92,699,020	-£93,678,377

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£3,641,736	-£15,377,521	-£17,339,397	-£17,457,620	-£17,753,178	-£19,526,523	-£20,511,715
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£7,483,424	-£18,789,560	-£20,743,970	-£20,861,760	-£21,156,235	-£22,923,084	-£23,904,669
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£11,337,606	-£22,214,816	-£24,162,348	-£24,279,739	-£24,573,215	-£26,334,076	-£27,312,333
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£15,204,163	-£25,653,165	-£27,594,399	-£27,711,424	-£28,003,986	-£29,759,366	-£30,734,576
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£19,082,979	-£29,104,481	-£31,039,983	-£31,156,686	-£31,448,418	-£33,198,814	-£34,171,235
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£22,992,649	-£32,568,640	-£34,498,999	-£34,615,393	-£34,906,379	-£36,652,285	-£37,622,232
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£26,915,445	-£36,045,517	-£37,971,289	-£38,087,417	-£38,377,735	-£40,119,643	-£41,087,369
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£30,850,328	-£39,534,988	-£41,456,731	-£41,572,624	-£41,862,557	-£43,611,788	-£44,592,279
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£34,797,176	-£43,036,926	-£44,965,982	-£45,083,437	-£45,377,078	-£47,138,918	-£48,117,717
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£38,755,870	-£46,565,451	-£48,510,017	-£48,627,320	-£48,920,507	-£50,679,751	-£51,657,107

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£13,769,110	£2,033,325	£71,449	-£48,774	-£342,351	-£2,115,877	-£3,100,869
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£9,927,422	-£1,378,714	-£3,334,124	-£3,450,914	-£3,745,389	-£5,512,238	-£6,493,821
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£6,073,240	-£4,803,970	-£6,751,502	-£6,868,892	-£7,162,369	-£8,923,230	-£9,901,487
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£2,206,683	-£8,242,319	-£10,183,553	-£10,300,577	-£10,593,140	-£12,348,520	-£13,323,730
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£1,672,133	-£11,693,635	-£13,629,146	-£13,745,839	-£14,037,572	-£15,787,967	-£16,760,409
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£5,581,803	-£15,157,794	-£17,088,153	-£17,204,547	-£17,495,532	-£19,241,438	-£20,211,386
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£9,504,599	-£18,634,671	-£20,560,443	-£20,676,571	-£20,966,889	-£22,708,797	-£23,676,523
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£13,439,482	-£22,124,141	-£24,045,885	-£24,161,778	-£24,451,510	-£26,200,922	-£27,181,433
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£17,386,330	-£25,626,080	-£27,555,135	-£27,672,591	-£27,966,232	-£29,728,072	-£30,706,871
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£21,345,024	-£29,154,605	-£31,099,171	-£31,216,474	-£31,509,661	-£33,268,905	-£34,246,261

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£34,350,380	£22,614,594	£20,652,718	£20,534,496	£20,238,938	£18,465,592	£17,480,400
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£30,508,692	£19,202,555	£17,248,146	£17,130,355	£16,835,880	£15,069,032	£14,087,448
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£26,654,509	£15,777,300	£13,829,768	£13,712,377	£13,418,900	£11,658,039	£10,679,783
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£22,787,952	£12,338,950	£10,397,716	£10,280,692	£9,988,129	£8,232,750	£7,257,540
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£18,909,136	£8,887,634	£6,952,123	£6,835,430	£6,543,697	£4,793,302	£3,820,860
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£14,999,467	£5,423,475	£3,493,116	£3,376,722	£3,085,737	£1,339,831	£369,883
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£11,076,670	£1,946,599	£20,826	-£95,302	-£385,020	-£2,127,527	-£3,095,254
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£7,141,787	-£1,942,872	-£3,864,616	-£3,980,508	-£4,270,241	-£6,019,652	-£6,999,163
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£3,194,940	-£5,044,811	-£6,973,866	-£7,091,322	-£7,384,962	-£9,146,802	-£10,125,602
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£763,754	-£9,573,336	-£10,517,901	-£10,635,184	-£10,928,391	-£12,687,635	-£13,664,992

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units		Value Area	Zone C - £1,900 psf
No Units	127	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£64,296,601	£52,486,935	£50,525,059	£50,406,836	£50,111,278	£48,337,933	£47,352,741
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£60,027,269	£48,650,946	£46,696,537	£46,578,746	£46,284,271	£44,517,423	£43,535,839
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£55,745,443	£44,801,740	£42,854,209	£42,736,818	£42,443,342	£40,682,479	£39,704,223
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£51,451,242	£40,939,442	£38,998,208	£38,881,182	£38,588,620	£36,833,241	£35,858,031
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£47,144,782	£37,064,176	£35,128,664	£35,011,971	£34,720,239	£32,969,844	£31,997,402
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£42,826,183	£33,176,068	£31,245,707	£31,129,314	£30,838,329	£29,092,423	£28,122,475
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£38,495,561	£29,275,240	£27,349,468	£27,233,341	£26,943,023	£25,201,115	£24,233,389
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£34,136,040	£25,361,821	£23,440,077	£23,324,184	£23,034,452	£21,296,057	£20,330,283
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£29,758,353	£21,435,933	£19,517,663	£19,401,973	£19,112,746	£17,377,385	£16,412,167
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£25,368,819	£17,497,701	£15,582,360	£15,466,839	£15,178,038	£13,421,432	£12,444,074

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£37,108,130	-£48,917,796	-£50,879,672	-£50,997,894	-£51,293,452	-£53,066,798	-£54,051,990
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£41,377,462	-£52,753,785	-£54,708,194	-£54,825,984	-£55,120,459	-£56,887,308	-£57,868,891
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£45,659,287	-£56,602,991	-£58,550,522	-£58,667,913	-£58,961,389	-£60,722,251	-£61,700,508
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£49,953,489	-£60,465,289	-£62,406,523	-£62,523,548	-£62,816,111	-£64,571,489	-£65,546,699
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£54,259,949	-£64,340,555	-£66,276,067	-£66,392,760	-£66,684,492	-£68,434,867	-£69,407,328
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£58,578,548	-£68,228,663	-£70,159,024	-£70,275,417	-£70,566,402	-£72,312,308	-£73,282,255
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£62,909,170	-£72,129,490	-£74,055,263	-£74,171,390	-£74,461,708	-£76,203,615	-£77,171,342
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£67,248,691	-£76,042,910	-£77,964,654	-£78,080,546	-£78,370,279	-£80,108,074	-£81,074,448
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£71,646,378	-£79,968,798	-£81,887,067	-£82,002,756	-£82,291,984	-£84,027,346	-£84,992,564
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£76,035,911	-£83,907,050	-£85,822,371	-£85,937,892	-£86,226,693	-£87,983,299	-£88,960,658

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£4,911,140	-£6,898,527	-£8,860,402	-£8,978,625	-£9,274,183	-£11,047,529	-£12,032,721
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£641,807	-£10,734,515	-£12,688,925	-£12,806,715	-£13,101,190	-£14,868,039	-£15,849,622
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£3,640,018	-£14,583,722	-£16,531,253	-£16,648,643	-£16,942,120	-£18,702,982	-£19,681,239
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£7,934,220	-£18,446,020	-£20,387,254	-£20,504,279	-£20,796,842	-£22,552,220	-£23,527,430
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£12,240,679	-£22,321,285	-£24,256,798	-£24,373,491	-£24,665,223	-£26,415,618	-£27,388,059
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£16,559,279	-£26,209,394	-£28,139,754	-£28,256,147	-£28,547,132	-£30,293,039	-£31,262,986
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£20,889,900	-£30,110,221	-£32,035,994	-£32,152,121	-£32,442,438	-£34,184,346	-£35,152,072
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£25,249,422	-£34,023,641	-£35,945,384	-£36,061,277	-£36,351,010	-£38,089,405	-£39,055,179
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£29,627,109	-£37,949,529	-£39,867,798	-£39,983,489	-£40,272,715	-£42,008,077	-£42,973,294
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£34,016,642	-£41,887,760	-£43,803,102	-£43,918,623	-£44,207,424	-£45,964,029	-£46,941,387

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£22,321,986	£10,512,319	£8,550,444	£8,432,221	£8,136,663	£6,363,318	£5,378,126
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£18,052,654	£6,676,331	£4,721,921	£4,604,131	£4,309,656	£2,542,807	£1,561,224
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£13,770,828	£2,827,125	£879,593	£762,203	£468,726	-£1,292,136	-£2,270,392
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£9,476,627	-£1,035,173	-£2,976,407	-£3,093,433	-£3,385,996	-£5,141,374	-£6,116,584
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£5,170,167	-£4,910,429	-£6,845,952	-£6,962,645	-£7,254,376	-£9,004,772	-£9,977,213
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£851,567	-£8,798,548	-£10,728,908	-£10,845,301	-£11,136,286	-£12,882,192	-£13,852,140
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£3,479,054	-£12,699,375	-£14,625,147	-£14,741,274	-£15,031,592	-£16,773,500	-£17,741,226
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£7,838,575	-£16,612,794	-£18,534,538	-£18,650,431	-£18,940,164	-£20,678,559	-£21,644,932
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£12,216,263	-£20,538,683	-£22,456,952	-£22,572,643	-£22,861,869	-£24,597,231	-£25,562,448
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£16,605,796	-£24,476,914	-£26,392,256	-£26,507,776	-£26,796,577	-£28,553,183	-£29,530,541

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£42,903,255	£31,093,589	£29,131,713	£29,013,490	£28,717,932	£26,944,587	£25,959,395
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£38,633,923	£27,257,600	£25,303,190	£25,185,400	£24,890,925	£23,124,077	£22,142,493
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£34,352,097	£23,408,394	£21,460,863	£21,343,472	£21,049,996	£19,289,133	£18,310,877
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£30,057,896	£19,546,096	£17,604,862	£17,487,836	£17,195,273	£15,439,895	£14,464,685
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£25,751,436	£15,670,830	£13,735,318	£13,618,625	£13,326,893	£11,576,498	£10,604,056
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£21,432,837	£11,782,722	£9,852,361	£9,735,968	£9,444,983	£7,699,077	£6,729,129
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£17,102,215	£7,881,894	£5,956,122	£5,839,995	£5,549,677	£3,807,769	£2,840,043
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£12,742,694	£3,968,475	£2,046,731	£1,930,838	£1,641,106	-£97,289	-£1,063,063
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£8,365,007	£42,587	-£1,875,683	-£1,991,373	-£2,280,600	-£4,015,961	-£4,981,179
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£3,975,473	-£3,895,645	-£5,810,986	-£5,926,507	-£6,215,308	-£7,971,914	-£8,949,272

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units		Value Area	Zone C - £2,000 psf
No Units	127	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£69,998,517	£58,122,569	£56,177,722	£56,059,499	£55,763,941	£53,990,596	£53,005,404
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£65,444,089	£54,020,976	£52,066,566	£51,948,776	£51,654,301	£49,887,452	£48,905,870
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£60,877,168	£49,889,137	£47,941,606	£47,824,215	£47,530,738	£45,769,876	£44,791,620
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£56,297,871	£45,744,206	£43,802,972	£43,685,946	£43,393,383	£41,638,005	£40,662,795
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£51,706,315	£41,586,306	£39,650,795	£39,534,102	£39,242,369	£37,491,974	£36,519,533
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£47,102,620	£37,415,564	£35,485,205	£35,368,811	£35,077,827	£33,331,920	£32,361,972
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£42,486,903	£33,232,105	£31,306,332	£31,190,205	£30,899,887	£29,157,980	£28,190,252
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£37,859,282	£29,036,052	£27,114,308	£26,998,415	£26,708,683	£24,970,288	£24,004,514
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£33,205,064	£24,827,530	£22,909,262	£22,793,571	£22,504,344	£20,768,982	£19,804,893
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£28,528,305	£20,606,665	£18,691,324	£18,575,804	£18,287,003	£16,554,199	£15,587,888

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£31,406,213	-£43,282,162	-£45,227,009	-£45,345,231	-£45,640,789	-£47,414,135	-£48,399,327
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£35,960,641	-£47,983,755	-£49,938,165	-£49,455,855	-£49,750,430	-£51,517,279	-£52,498,861
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£40,527,563	-£51,515,594	-£53,463,125	-£53,580,516	-£53,873,993	-£55,634,854	-£56,613,111
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£45,106,860	-£55,660,525	-£57,601,759	-£57,718,785	-£58,011,348	-£59,766,726	-£60,741,936
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£49,699,416	-£59,818,424	-£61,753,936	-£61,870,629	-£62,162,362	-£63,912,757	-£64,885,198
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£54,302,111	-£63,989,166	-£65,919,526	-£66,035,920	-£66,326,904	-£68,072,811	-£69,042,759
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£58,917,828	-£68,172,626	-£70,098,398	-£70,214,525	-£70,504,843	-£72,246,751	-£73,214,478
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£63,545,449	-£72,368,679	-£74,290,423	-£74,406,315	-£74,696,948	-£76,434,443	-£77,400,217
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£68,199,667	-£76,577,201	-£78,495,469	-£78,611,160	-£78,900,387	-£80,635,749	-£81,599,837
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£72,876,426	-£80,798,068	-£82,713,407	-£82,828,927	-£83,117,728	-£84,850,531	-£85,816,843

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£10,613,056	-£1,262,893	-£3,207,739	-£3,325,962	-£3,621,520	-£5,394,866	-£6,380,058
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£6,058,628	-£5,364,486	-£7,318,895	-£7,436,585	-£7,731,161	-£9,498,009	-£10,479,592
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£1,491,707	-£9,496,325	-£11,443,856	-£11,561,246	-£11,854,724	-£13,615,585	-£14,593,841
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£3,087,591	-£13,641,256	-£15,582,490	-£15,699,515	-£15,992,078	-£17,747,457	-£18,722,667
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£7,679,145	-£17,799,155	-£19,734,667	-£19,851,360	-£20,143,092	-£21,893,488	-£22,865,929
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£12,282,842	-£21,969,897	-£23,900,257	-£24,016,651	-£24,307,635	-£26,053,542	-£27,023,489
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£16,898,559	-£26,153,357	-£28,079,129	-£28,195,256	-£28,485,574	-£30,227,482	-£31,195,209
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£21,526,180	-£30,349,410	-£32,271,154	-£32,387,046	-£32,676,679	-£34,415,174	-£35,380,948
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£26,180,398	-£34,557,931	-£36,476,200	-£36,591,890	-£36,881,118	-£38,616,479	-£39,580,568
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£30,857,156	-£38,778,798	-£40,694,138	-£40,809,658	-£41,098,459	-£42,831,262	-£43,797,573

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£28,023,902	£16,147,954	£14,203,107	£14,084,884	£13,789,326	£12,015,981	£11,030,789
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£23,469,474	£12,046,360	£10,091,951	£9,974,161	£9,679,686	£7,912,837	£6,931,254
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£18,902,553	£7,914,522	£5,966,991	£5,849,600	£5,556,122	£3,795,261	£2,817,005
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£14,323,255	£3,769,590	£1,828,356	£1,711,331	£1,418,768	-£336,610	-£1,311,820
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£9,731,700	-£388,308	-£2,323,820	-£2,440,513	-£2,732,246	-£4,482,641	-£5,455,083
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£5,128,005	-£4,559,051	-£6,489,410	-£6,605,804	-£6,896,788	-£8,642,696	-£9,612,643
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£512,267	-£8,742,511	-£10,668,283	-£10,784,410	-£11,074,728	-£12,816,636	-£13,784,363
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£4,115,334	-£12,938,564	-£14,860,307	-£14,976,200	-£15,265,833	-£17,004,328	-£17,970,102
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£8,769,552	-£17,147,085	-£19,065,354	-£19,181,044	-£19,470,272	-£21,205,633	-£22,169,722
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£13,446,310	-£21,367,950	-£23,283,292	-£23,398,812	-£23,687,612	-£25,420,416	-£26,386,727

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£48,605,171	£36,729,223	£34,784,376	£34,666,153	£34,370,595	£32,597,250	£31,612,058
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£44,050,743	£32,627,630	£30,673,220	£30,555,430	£30,260,955	£28,494,106	£27,512,524
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£39,483,822	£28,495,791	£26,548,260	£26,430,869	£26,137,392	£24,376,530	£23,398,274
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£34,904,525	£24,350,859	£22,409,626	£22,292,600	£22,000,037	£20,244,659	£19,269,449
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£30,312,969	£20,192,960	£18,257,449	£18,140,756	£17,849,023	£16,098,628	£15,126,186
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£25,709,274	£16,022,218	£14,091,859	£13,975,465	£13,684,481	£11,938,574	£10,968,626
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£21,093,556	£11,838,758	£9,912,986	£9,796,859	£9,506,541	£7,764,633	£6,796,906
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£16,465,936	£7,642,706	£5,720,962	£5,605,069	£5,315,336	£3,576,942	£2,611,168
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£11,811,718	£3,434,184	£1,515,916	£1,400,225	£1,110,998	-£624,364	-£1,588,453
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£7,134,959	-£795,681	-£2,707,023	-£2,817,542	-£3,106,343	-£4,839,147	-£5,805,458

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units		Value Area	Zone C - RP Periphery £2,250 psf
No Units	127	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£84,253,309	£72,149,424	£70,217,033	£70,100,587	£69,809,471	£68,062,778	£67,092,391
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£78,986,142	£67,347,468	£65,422,431	£65,306,411	£65,016,362	£63,276,066	£62,309,236
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£73,706,481	£62,532,494	£60,614,231	£60,498,606	£60,209,539	£58,475,141	£57,510,111
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£68,414,443	£57,704,624	£55,792,565	£55,677,299	£55,389,132	£53,649,914	£52,674,703
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£63,110,149	£52,863,981	£50,956,120	£50,839,428	£50,547,695	£48,797,300	£47,824,859
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£57,793,713	£48,010,689	£46,083,948	£45,967,554	£45,676,570	£43,930,663	£42,960,715
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£52,465,257	£43,124,264	£41,198,492	£41,082,365	£40,792,047	£39,050,139	£38,082,413
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£47,124,896	£38,221,629	£36,299,886	£36,183,992	£35,894,260	£34,155,865	£33,190,090
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£41,772,750	£33,306,525	£31,388,256	£31,272,566	£30,983,338	£29,247,977	£28,283,888
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£36,408,935	£28,379,078	£26,463,736	£26,348,215	£26,059,414	£24,326,611	£23,363,942

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£17,151,422	-£29,255,307	-£31,187,698	-£31,304,144	-£31,595,260	-£33,341,954	-£34,312,340
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£22,418,599	-£34,057,283	-£35,982,320	-£36,098,319	-£36,388,366	-£38,128,664	-£39,095,494
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£27,698,250	-£38,872,237	-£40,790,499	-£40,906,125	-£41,195,192	-£42,929,590	-£43,894,619
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£32,990,287	-£43,700,107	-£45,612,166	-£45,727,432	-£46,015,598	-£47,754,817	-£48,730,028
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£38,294,582	-£48,540,750	-£50,448,611	-£50,565,303	-£50,857,035	-£52,607,431	-£53,579,872
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£43,611,017	-£53,394,042	-£55,320,783	-£55,437,177	-£55,728,161	-£57,474,068	-£58,444,016
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£48,939,474	-£58,260,466	-£60,206,239	-£60,322,366	-£60,612,684	-£62,354,591	-£63,322,218
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£54,279,834	-£63,183,102	-£65,104,845	-£65,220,739	-£65,510,470	-£67,248,865	-£68,214,640
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£59,631,981	-£68,098,206	-£70,016,474	-£70,132,165	-£70,421,392	-£72,156,754	-£73,120,843
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£64,995,798	-£73,025,653	-£74,940,995	-£75,056,516	-£75,345,316	-£77,079,120	-£78,040,788

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£24,867,848	£12,763,962	£10,831,572	£10,715,125	£10,424,009	£8,677,315	£7,706,930
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£19,600,681	£7,962,006	£6,036,970	£5,920,950	£5,630,900	£3,890,605	£2,923,775
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£14,321,019	£3,147,032	£1,228,770	£1,113,144	£824,077	-£910,321	-£1,875,350
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£9,028,982	-£1,680,838	-£3,592,896	-£3,708,163	-£3,996,329	-£5,735,547	-£6,710,758
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£3,724,687	-£9,521,480	-£11,429,341	-£11,546,034	-£11,837,766	-£13,588,162	-£14,560,603
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£1,591,748	-£11,374,773	-£13,301,514	-£13,417,908	-£13,708,892	-£15,454,799	-£16,424,747
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£8,920,204	-£16,261,197	-£18,186,969	-£18,303,096	-£18,593,414	-£20,335,322	-£21,303,048
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£12,260,565	-£21,153,833	-£23,085,576	-£23,201,470	-£23,491,201	-£25,229,596	-£26,195,371
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£17,612,712	-£26,078,937	-£27,997,205	-£28,112,896	-£28,402,123	-£30,137,485	-£31,101,574
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£22,976,527	-£31,006,384	-£32,921,726	-£33,037,246	-£33,326,047	-£35,058,851	-£36,021,519

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£42,276,694	£30,174,808	£28,242,418	£28,125,971	£27,834,856	£26,088,161	£25,117,776
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£37,011,527	£25,372,853	£23,447,816	£23,331,796	£23,041,746	£21,301,451	£20,334,621
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£31,731,865	£20,557,878	£18,639,616	£18,523,990	£18,234,923	£16,500,526	£15,535,496
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£26,439,828	£15,730,008	£13,817,950	£13,702,683	£13,414,517	£11,675,299	£10,700,088
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£21,135,533	£10,889,366	£8,981,505	£8,864,813	£8,573,080	£6,822,685	£5,850,243
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£15,819,098	£6,036,074	£4,109,332	£3,992,938	£3,701,954	£1,956,047	£986,100
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£10,490,642	£1,149,649	-£776,123	-£892,250	-£1,182,568	-£2,924,476	-£3,892,202
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£5,150,281	-£3,729,857	-£5,674,730	-£5,790,623	-£6,080,355	-£7,818,750	-£8,784,525
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£201,866	-£8,668,091	-£10,586,359	-£10,702,050	-£10,991,277	-£12,726,639	-£13,690,728
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£5,565,681	-£13,595,538	-£15,510,879	-£15,626,400	-£15,915,201	-£17,648,005	-£18,610,673

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£62,859,963	£50,756,078	£48,823,687	£48,707,241	£48,416,125	£46,669,430	£45,699,045
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£57,592,796	£45,954,122	£44,029,085	£43,913,065	£43,623,016	£41,882,720	£40,915,890
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£52,313,135	£41,139,148	£39,220,885	£39,105,259	£38,816,193	£37,081,795	£36,116,765
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£47,021,097	£36,311,278	£34,399,219	£34,283,952	£33,995,786	£32,256,568	£31,281,357
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£41,716,803	£31,470,635	£29,562,774	£29,446,082	£29,154,349	£27,403,954	£26,431,513
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£36,400,367	£26,617,343	£24,690,602	£24,574,208	£24,283,224	£22,537,317	£21,567,369
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£31,071,911	£21,730,918	£19,805,146	£19,689,019	£19,398,701	£17,656,793	£16,689,067
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£25,731,550	£16,828,282	£14,906,539	£14,790,646	£14,500,914	£12,762,519	£11,796,744
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£20,379,404	£11,913,178	£9,994,910	£9,879,219	£9,589,992	£7,854,631	£6,890,542
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£15,015,589	£6,985,731	£5,070,390	£4,954,869	£4,666,068	£2,933,265	£1,970,596

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Supported Living - 127 Flats and 6 Supported Living Units		Value Area	Zone C - RP Periphery £2,450 psf
No Units	127	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£95,657,143	£83,370,908	£81,438,517	£81,322,071	£81,030,955	£79,284,260	£78,313,875
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£89,819,783	£78,007,878	£76,082,840	£75,966,820	£75,676,772	£73,936,476	£72,969,645
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£83,969,931	£72,631,830	£70,713,568	£70,597,941	£70,308,875	£68,574,477	£67,610,923
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£78,107,702	£67,242,886	£65,330,826	£65,215,560	£64,927,394	£63,198,397	£62,237,843
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£72,233,215	£61,841,168	£59,934,746	£59,819,807	£59,532,458	£57,808,370	£56,850,543
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£66,346,589	£56,426,802	£54,525,454	£54,410,809	£54,124,198	£52,404,530	£51,439,709
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£60,447,940	£50,999,909	£49,103,079	£48,988,696	£48,702,742	£46,963,868	£45,996,141
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£54,537,388	£45,560,611	£43,648,347	£43,532,454	£43,242,722	£41,504,327	£40,538,553
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£48,615,049	£40,089,720	£38,171,451	£38,055,760	£37,766,534	£36,031,173	£35,067,083
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£42,681,043	£34,597,007	£32,681,665	£32,566,144	£32,277,344	£30,544,540	£29,581,871

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	-£5,747,588	-£18,033,823	-£19,966,214	-£20,082,660	-£20,373,776	-£22,120,470	-£23,090,856
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	-£11,594,948	-£23,396,853	-£25,321,891	-£25,437,910	-£25,727,959	-£27,466,254	-£28,435,085
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	-£17,434,800	-£28,772,901	-£30,691,163	-£30,806,790	-£31,095,856	-£32,830,254	-£33,793,808
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	-£23,297,029	-£34,161,845	-£36,073,905	-£36,189,171	-£36,477,337	-£38,206,334	-£39,166,887
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	-£29,171,516	-£39,563,562	-£41,469,985	-£41,584,924	-£41,872,273	-£43,596,361	-£44,554,188
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	-£35,058,142	-£44,977,929	-£46,879,277	-£46,993,921	-£47,280,533	-£49,000,201	-£49,965,021
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	-£40,956,791	-£50,404,822	-£52,301,652	-£52,416,034	-£52,701,989	-£54,440,863	-£55,408,590
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£46,867,343	-£55,844,119	-£57,756,383	-£57,872,227	-£58,162,209	-£59,900,404	-£60,866,179
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£52,789,681	-£61,315,010	-£63,235,280	-£63,348,670	-£63,638,197	-£65,373,558	-£66,337,648
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£58,723,688	-£66,807,724	-£68,723,066	-£68,836,587	-£69,127,386	-£70,860,191	-£71,822,859

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£36,271,681	£23,985,446	£22,053,056	£21,936,609	£21,645,493	£19,898,799	£18,928,414
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£30,434,322	£18,622,417	£16,697,379	£16,581,359	£16,291,310	£14,551,015	£13,584,184
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£24,584,470	£13,246,368	£11,328,106	£11,212,479	£10,923,413	£9,189,016	£8,225,461
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£18,722,241	£7,857,424	£5,945,365	£5,830,098	£5,541,932	£3,812,935	£2,852,382
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£12,847,753	£2,455,707	£549,284	£434,345	£146,997	-£1,577,096	-£2,534,919
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£6,961,127	-£2,958,659	-£4,860,008	-£4,974,652	-£5,261,264	-£6,980,931	-£7,945,752
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£1,062,478	-£8,365,552	-£10,282,383	-£10,396,765	-£10,682,720	-£12,421,594	-£13,389,321
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	-£4,848,070	-£13,824,850	-£15,737,114	-£15,853,008	-£16,142,740	-£17,881,134	-£18,846,908
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	-£10,770,412	-£19,295,741	-£21,214,010	-£21,329,701	-£21,618,927	-£23,354,289	-£24,318,379
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	-£16,704,419	-£24,788,455	-£26,703,797	-£26,819,317	-£27,108,117	-£28,840,922	-£29,803,590

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£53,682,527	£41,396,292	£39,463,902	£39,347,455	£39,056,340	£37,309,645	£36,339,260
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£47,845,168	£36,033,263	£34,108,225	£33,992,205	£33,702,157	£31,961,861	£30,995,030
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£41,995,316	£30,657,214	£28,738,952	£28,623,325	£28,334,259	£26,599,862	£25,636,307
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£36,133,087	£25,268,271	£23,356,211	£23,240,944	£22,952,778	£21,223,781	£20,263,228
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£30,258,599	£19,866,553	£17,960,131	£17,845,191	£17,557,843	£15,833,754	£14,875,927
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£24,371,974	£14,452,187	£12,550,838	£12,436,194	£12,149,582	£10,429,915	£9,465,094
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£18,473,325	£9,025,294	£7,128,463	£7,014,081	£6,728,127	£4,989,253	£4,021,525
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£12,562,772	£3,585,996	£1,673,732	£1,557,838	£1,268,107	-£470,288	-£1,436,062
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£6,640,434	-£1,884,895	-£3,803,164	-£3,916,855	-£4,208,081	-£5,943,443	-£6,907,533
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£706,427	-£7,377,609	-£9,292,950	-£9,408,471	-£9,697,271	-£11,430,076	-£12,392,744

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	5%	£74,263,797	£61,977,562	£60,045,171	£59,928,725	£59,637,609	£57,890,914	£56,920,529
6 Supported Living @ LAR 60% LAR : 40% CIR	10%	£68,426,437	£56,614,532	£54,689,494	£54,573,474	£54,283,426	£52,543,130	£51,576,299
6 Supported Living @ LAR 60% LAR : 40% CIR	15%	£62,576,585	£51,238,484	£49,320,221	£49,204,595	£48,915,529	£47,181,131	£46,217,576
6 Supported Living @ LAR 60% LAR : 40% CIR	20%	£56,714,356	£45,849,540	£43,937,480	£43,822,214	£43,534,047	£41,805,050	£40,844,497
6 Supported Living @ LAR 60% LAR : 40% CIR	25%	£50,839,869	£40,447,822	£38,541,400	£38,426,460	£38,139,112	£36,415,024	£35,457,196
6 Supported Living @ LAR 60% LAR : 40% CIR	30%	£44,953,243	£35,033,456	£33,132,107	£33,017,463	£32,730,852	£31,011,184	£30,046,363
6 Supported Living @ LAR 60% LAR : 40% CIR	35%	£39,054,594	£29,606,563	£27,709,733	£27,595,350	£27,309,396	£25,570,522	£24,602,795
6 Supported Living @ LAR 60% LAR : 40% CIR	40%	£33,144,041	£24,167,265	£22,255,001	£22,139,108	£21,849,376	£20,110,981	£19,145,207
6 Supported Living @ LAR 60% LAR : 40% CIR	45%	£27,221,703	£18,696,374	£16,778,105	£16,662,414	£16,373,188	£14,637,826	£13,673,737
6 Supported Living @ LAR 60% LAR : 40% CIR	50%	£21,287,697	£13,203,660	£11,288,319	£11,172,798	£10,883,998	£9,151,194	£8,188,525

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units		Value Area	Zone C - £1,050 psf
No Units	142	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£17,966,564	£6,292,024	£4,875,540	£4,737,506	£4,352,423	£2,321,920	£1,171,642
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£15,924,002	£4,696,457	£3,285,184	£3,147,645	£2,803,794	£740,692	-£411,663
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£13,867,375	£3,086,243	£1,679,764	£1,542,677	£1,199,961	-£869,402	-£2,042,866
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£11,796,812	£1,461,519	£59,415	-£78,436	-£425,330	-£2,527,462	-£3,701,418
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£9,712,443	-£180,294	-£1,606,537	-£1,747,025	-£2,098,244	-£4,205,561	-£5,376,291
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£7,595,965	-£1,869,430	-£3,306,897	-£3,447,038	-£3,797,389	-£5,899,498	-£7,067,335
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£5,462,471	-£3,587,999	-£5,022,219	-£5,162,052	-£5,511,633	-£7,609,124	-£8,774,396
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£3,315,351	-£5,320,972	-£6,752,359	-£6,891,922	-£7,240,832	-£9,334,290	-£10,497,322
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£1,154,737	-£7,068,213	-£8,497,175	-£8,636,508	-£8,984,843	-£11,074,848	-£12,235,961
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£1,034,794	-£8,829,582	-£10,256,524	-£10,395,666	-£10,743,521	-£12,830,647	-£13,990,162

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	-£8,664,982	-£20,339,521	-£21,756,006	-£21,894,039	-£22,239,123	-£24,309,625	-£25,459,904
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	-£10,707,543	-£21,935,089	-£23,346,361	-£23,483,900	-£23,827,751	-£25,890,853	-£27,043,208
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£12,764,170	-£23,545,302	-£24,951,782	-£25,088,868	-£25,431,684	-£27,500,947	-£28,674,411
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£14,834,733	-£25,170,027	-£26,572,131	-£26,709,982	-£27,056,875	-£29,159,007	-£30,332,963
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£16,919,103	-£26,811,840	-£28,218,060	-£28,378,571	-£28,726,799	-£30,837,106	-£32,007,806
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£19,035,181	-£28,500,976	-£29,936,443	-£30,078,583	-£30,428,035	-£32,531,043	-£33,696,881
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£21,169,074	-£30,219,544	-£31,653,764	-£31,793,697	-£32,143,179	-£34,240,869	-£35,405,941
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£23,316,194	-£31,952,517	-£33,383,904	-£33,523,468	-£33,872,377	-£35,965,835	-£37,128,868
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£25,476,808	-£33,699,758	-£35,128,720	-£35,268,054	-£35,616,388	-£37,706,393	-£38,867,507
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£27,666,339	-£35,461,127	-£36,888,070	-£37,027,212	-£37,375,066	-£39,462,192	-£40,621,707

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£2,370,382	-£9,304,158	-£10,720,642	-£10,858,676	-£11,203,759	-£13,274,261	-£14,424,540
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£327,820	-£10,899,725	-£12,310,997	-£12,448,537	-£12,792,388	-£14,855,489	-£16,007,844
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£1,726,880	-£12,509,938	-£13,916,418	-£14,053,505	-£14,396,321	-£16,465,584	-£17,639,047
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£3,799,369	-£14,134,663	-£15,536,767	-£15,674,618	-£16,021,512	-£18,123,643	-£19,297,600
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£5,883,739	-£15,775,476	-£17,202,719	-£17,343,207	-£17,691,426	-£19,801,742	-£20,972,413
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£8,000,217	-£17,465,612	-£18,900,079	-£19,043,219	-£19,393,671	-£21,496,679	-£22,663,517
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£10,133,710	-£19,184,180	-£20,618,400	-£20,758,233	-£21,107,815	-£23,205,505	-£24,370,578
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£12,280,831	-£20,917,154	-£22,348,540	-£22,488,104	-£22,837,014	-£24,930,471	-£26,093,504
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£14,441,445	-£22,664,394	-£24,093,357	-£24,232,690	-£24,581,024	-£26,671,029	-£27,832,143
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£16,630,976	-£24,425,763	-£25,852,706	-£25,991,848	-£26,339,702	-£28,426,828	-£29,586,344

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£6,942,927	-£4,731,612	-£6,148,090	-£6,286,130	-£6,631,214	-£8,701,716	-£9,851,995
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£4,900,366	-£6,327,179	-£7,738,452	-£7,875,991	-£8,219,842	-£10,282,944	-£11,435,299
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£2,843,738	-£7,937,393	-£9,343,873	-£9,480,959	-£9,823,775	-£11,893,038	-£13,066,502
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£773,176	-£9,562,118	-£10,964,222	-£11,102,073	-£11,448,966	-£13,551,098	-£14,725,054
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£1,311,194	-£11,203,931	-£12,630,174	-£12,770,662	-£13,121,880	-£15,229,197	-£16,399,927
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£3,427,672	-£12,893,067	-£14,330,534	-£14,473,674	-£14,821,025	-£16,923,134	-£18,090,972
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£5,561,165	-£14,611,635	-£16,045,855	-£16,185,688	-£16,535,270	-£18,632,760	-£19,798,032
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£7,708,285	-£16,344,608	-£17,775,995	-£17,915,559	-£18,264,468	-£20,357,926	-£21,520,959
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£9,868,899	-£18,091,849	-£19,520,811	-£19,660,145	-£20,008,479	-£22,098,484	-£23,259,597
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£12,058,430	-£19,853,218	-£21,280,161	-£21,419,303	-£21,767,157	-£23,854,283	-£25,013,798

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£12,348,109	£673,569	-£742,915	-£880,948	-£1,225,032	-£3,295,534	-£4,445,813
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£10,305,547	-£921,998	-£2,333,270	-£2,470,809	-£2,814,660	-£4,877,762	-£6,030,117
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£8,248,921	-£2,532,211	-£3,938,691	-£4,075,777	-£4,418,594	-£6,487,857	-£7,661,320
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£6,178,358	-£4,156,936	-£5,559,040	-£5,696,891	-£6,043,784	-£8,145,916	-£9,319,872
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£4,093,988	-£5,798,749	-£7,224,992	-£7,365,480	-£7,716,699	-£9,824,015	-£10,994,745
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£1,977,510	-£7,487,895	-£8,925,362	-£9,068,492	-£9,416,844	-£11,519,952	-£12,687,790
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£155,883	-£9,206,453	-£10,640,673	-£10,780,506	-£11,130,088	-£13,227,578	-£14,392,850
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£2,303,104	-£10,939,427	-£12,370,813	-£12,510,377	-£12,859,286	-£14,952,744	-£16,115,777
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£4,463,718	-£12,686,667	-£14,115,629	-£14,254,963	-£14,603,297	-£16,693,302	-£17,854,416
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£6,653,248	-£14,448,036	-£15,874,979	-£16,014,121	-£16,361,975	-£18,449,101	-£19,608,617

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units		Value Area	Zone C - £1,150 psf

No Units	142
Site Area	0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£24,325,690	£12,627,415	£11,210,931	£11,072,898	£10,727,814	£8,657,313	£7,507,034
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£21,965,172	£10,715,079	£9,303,806	£9,166,267	£8,822,416	£6,759,314	£5,613,147
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£19,590,590	£8,788,096	£7,381,616	£7,244,530	£6,901,813	£4,845,516	£3,703,129
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£17,202,070	£6,846,601	£5,444,497	£5,307,826	£4,966,145	£2,916,063	£1,777,128
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£14,799,744	£4,890,728	£3,492,588	£3,356,291	£3,015,549	£971,099	-£167,220
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£12,383,739	£2,920,611	£1,526,027	£1,390,067	£1,050,167	-£1,004,325	-£2,168,529
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£9,954,184	£936,385	-£461,992	-£599,723	-£944,052	-£3,036,904	-£4,202,177
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£7,500,274	-£1,078,017	-£2,506,727	-£2,646,290	-£2,995,200	-£5,088,659	-£6,251,690
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£5,017,742	-£3,149,167	-£4,578,129	-£4,717,463	-£5,065,797	-£7,155,803	-£8,316,917
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£2,521,846	-£5,237,123	-£6,664,067	-£6,803,209	-£7,151,063	-£9,236,189	-£10,397,704

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	-£2,305,856	-£14,004,130	-£15,420,614	-£15,558,648	-£15,903,731	-£17,974,233	-£19,124,511
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	-£4,666,373	-£15,918,467	-£17,327,739	-£17,465,278	-£17,809,129	-£19,872,231	-£21,018,399
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	-£7,040,956	-£17,843,450	-£19,249,929	-£19,387,016	-£19,729,732	-£21,786,030	-£22,928,416
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	-£9,429,476	-£19,784,944	-£21,187,048	-£21,323,720	-£21,665,401	-£23,715,482	-£24,854,417
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£11,831,802	-£21,740,817	-£23,138,957	-£23,275,264	-£23,615,998	-£25,660,447	-£26,798,768
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£14,247,807	-£23,710,934	-£25,105,519	-£25,241,479	-£25,581,379	-£27,635,870	-£28,806,074
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£16,677,361	-£25,695,160	-£27,093,538	-£27,231,269	-£27,575,597	-£29,668,450	-£30,833,722
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£19,131,272	-£27,709,563	-£29,136,272	-£29,277,836	-£29,626,745	-£31,720,504	-£32,883,236
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£21,613,803	-£29,780,712	-£31,209,675	-£31,349,008	-£31,697,342	-£33,787,348	-£34,948,462
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£24,109,699	-£31,868,669	-£33,296,813	-£33,434,754	-£33,782,609	-£35,869,735	-£37,029,249

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£8,729,508	-£2,968,766	-£4,385,251	-£4,523,284	-£4,868,366	-£6,936,869	-£8,089,148
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£6,368,990	-£4,881,103	-£6,292,375	-£6,429,915	-£6,773,765	-£8,836,868	-£9,983,035
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£3,994,408	-£6,808,086	-£8,214,566	-£8,351,652	-£8,694,368	-£10,750,666	-£11,893,052
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£1,605,888	-£8,749,580	-£10,151,684	-£10,288,356	-£10,630,037	-£12,680,119	-£13,819,053
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£796,438	-£10,705,453	-£12,103,594	-£12,239,901	-£12,580,632	-£14,625,083	-£15,763,401
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£3,212,443	-£12,675,570	-£14,070,155	-£14,206,115	-£14,546,015	-£16,600,506	-£17,764,711
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£5,641,997	-£14,659,796	-£16,058,174	-£16,195,905	-£16,540,234	-£18,633,086	-£19,798,359
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£8,095,908	-£16,674,199	-£18,100,909	-£18,242,472	-£18,591,382	-£20,684,841	-£21,847,872
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£10,578,440	-£18,745,349	-£20,174,311	-£20,313,645	-£20,661,979	-£22,751,985	-£23,913,098
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£13,074,336	-£20,833,305	-£22,260,249	-£22,399,391	-£22,747,245	-£24,834,371	-£25,993,886

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£13,302,053	£1,603,779	£187,295	£49,261	-£295,822	-£2,365,323	-£3,516,602
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£10,941,536	-£308,558	-£1,719,830	-£1,857,369	-£2,201,220	-£4,264,322	-£5,410,490
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£8,566,953	-£2,235,541	-£3,642,020	-£3,779,107	-£4,121,823	-£6,178,120	-£7,320,507
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£6,178,434	-£4,177,035	-£5,579,139	-£5,715,811	-£6,057,492	-£8,107,573	-£9,246,508
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£3,776,107	-£6,132,908	-£7,531,048	-£7,667,345	-£8,008,087	-£10,052,538	-£11,190,856
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£1,360,102	-£8,103,035	-£9,497,610	-£9,633,569	-£9,973,470	-£12,027,961	-£13,192,166
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£1,069,452	-£10,087,251	-£11,485,629	-£11,623,360	-£11,967,688	-£14,060,541	-£15,225,813
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£3,523,363	-£12,101,654	-£13,530,363	-£13,669,927	-£14,018,836	-£16,112,595	-£17,275,327
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£6,005,894	-£14,172,803	-£15,601,765	-£15,741,099	-£16,089,433	-£18,179,439	-£19,340,553
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£8,501,790	-£16,260,760	-£17,687,704	-£17,826,845	-£18,174,700	-£20,261,826	-£21,421,340

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£16,707,235	£7,008,961	£5,592,477	£5,454,443	£5,109,360	£3,038,858	£1,888,580
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£16,346,718	£5,096,624	£3,685,352	£3,547,813	£3,203,961	£1,140,860	-£5,308
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£13,972,135	£3,169,641	£1,763,162	£1,626,075	£1,283,359	-£772,938	-£1,915,325
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£11,583,615	£1,228,147	-£173,957	-£310,629	-£652,310	-£2,702,392	-£3,841,326
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£9,181,289	-£727,726	-£2,125,866	-£2,262,163	-£2,602,905	-£4,647,356	-£5,785,674
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£6,765,284	-£2,697,843	-£4,092,428	-£4,228,388	-£4,568,288	-£6,622,779	-£7,786,983
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£4,335,730	-£4,682,069	-£6,080,447	-£6,218,178	-£6,562,507	-£8,655,359	-£9,820,631
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£1,881,819	-£6,696,472	-£8,125,181	-£8,264,745	-£8,613,655	-£10,707,113	-£11,870,145
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£600,712	-£8,767,621	-£10,196,584	-£10,335,917	-£10,684,252	-£12,774,258	-£13,935,371
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£3,096,608	-£10,855,578	-£12,282,522	-£12,421,663	-£12,769,518	-£14,856,644	-£16,016,158

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units

Value Area	Zone C - £1,350 psf

No Units	142
Site Area	0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£36,980,258	£25,150,289	£23,755,093	£23,619,134	£23,279,236	£21,239,852	£20,106,861
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£34,003,191	£22,630,079	£21,240,017	£21,104,543	£20,765,861	£18,733,766	£17,604,823
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£31,012,270	£20,095,443	£18,710,101	£18,575,075	£18,237,509	£16,212,116	£15,086,897
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£28,007,622	£17,546,513	£16,165,481	£16,030,863	£15,694,318	£13,675,047	£12,547,294
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£24,974,346	£14,983,421	£13,606,294	£13,472,046	£13,136,424	£11,107,726	£9,971,920
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£21,922,428	£12,406,300	£11,029,114	£10,893,155	£10,553,254	£8,513,856	£7,380,857
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£18,856,961	£9,805,934	£8,414,499	£8,278,838	£7,939,685	£5,904,766	£4,774,257
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£15,778,073	£7,174,193	£5,785,507	£5,650,106	£5,311,606	£3,280,600	£2,152,263
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£12,685,893	£4,528,610	£3,142,277	£3,007,100	£2,669,158	£641,501	-£492,375
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£9,580,549	£1,869,321	£484,947	£349,956	£12,479	-£2,053,274	-£3,212,789

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£10,348,712	-£1,481,257	-£2,876,453	-£3,012,411	-£3,352,309	-£5,391,694	-£6,524,684
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£7,371,645	-£4,001,467	-£5,391,529	-£5,527,002	-£5,865,685	-£7,897,780	-£9,026,722
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£4,380,724	-£6,536,102	-£7,921,445	-£8,056,471	-£8,394,036	-£10,419,429	-£11,544,648
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£1,376,077	-£9,085,033	-£10,466,064	-£10,600,682	-£10,937,227	-£12,956,498	-£14,084,251
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	-£1,657,200	-£11,648,124	-£13,035,252	-£13,169,500	-£13,466,121	-£15,523,820	-£16,659,626
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	-£4,709,117	-£14,225,246	-£15,602,431	-£15,736,391	-£16,078,251	-£18,117,689	-£19,256,688
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£7,774,584	-£16,825,611	-£18,217,046	-£18,352,707	-£18,691,861	-£20,726,779	-£21,857,289
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£10,853,472	-£19,457,353	-£20,846,039	-£20,981,439	-£21,319,940	-£23,350,946	-£24,479,263
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£13,945,652	-£22,102,935	-£23,489,269	-£23,624,445	-£23,962,388	-£25,990,045	-£27,123,921
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£17,050,996	-£24,762,224	-£26,146,599	-£26,281,590	-£26,619,067	-£28,684,819	-£29,844,335

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£21,384,076	£9,554,107	£8,158,911	£8,022,952	£7,683,055	£5,643,670	£4,510,679
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£18,407,009	£7,033,897	£5,643,835	£5,508,361	£5,169,679	£3,137,584	£2,008,641
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£15,416,088	£4,499,261	£3,113,919	£2,978,893	£2,641,327	£615,934	-£509,385
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£12,411,440	£1,950,331	£569,299	£434,681	£98,136	-£1,921,135	-£3,049,888
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£9,378,164	-£612,760	-£1,989,688	-£2,124,136	-£2,459,157	-£4,488,456	-£5,624,262
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£6,326,246	-£3,169,862	-£4,567,067	-£4,703,027	-£5,042,927	-£7,082,326	-£8,215,324
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£3,260,779	-£5,730,248	-£7,181,683	-£7,317,344	-£7,656,497	-£9,691,416	-£10,821,925
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£181,891	-£8,427,980	-£9,810,675	-£9,946,075	-£10,284,576	-£12,315,582	-£13,443,919
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£2,910,295	-£11,067,572	-£12,453,905	-£12,589,082	-£12,927,024	-£14,954,681	-£16,088,557
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£6,015,633	-£13,726,861	-£15,111,235	-£15,246,226	-£15,583,703	-£17,649,456	-£18,808,971

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£25,956,621	£14,126,652	£12,731,457	£12,595,498	£12,255,600	£10,216,216	£9,083,225
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£22,979,554	£11,606,442	£10,216,380	£10,080,907	£9,742,225	£7,710,129	£6,581,187
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£19,988,633	£9,071,807	£7,686,465	£7,551,439	£7,213,873	£5,188,480	£4,063,261
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£16,983,986	£6,522,876	£5,141,845	£5,007,227	£4,670,682	£2,651,411	£1,523,658
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£13,950,710	£3,959,785	£2,582,657	£2,448,409	£2,112,788	£84,089	-£1,051,717
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£10,898,792	£1,382,663	£5,478	-£130,482	-£470,382	-£2,508,780	-£3,642,779
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£7,833,325	-£1,217,702	-£2,609,137	-£2,744,798	-£3,083,951	-£5,118,870	-£6,249,380
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£4,754,437	-£3,840,444	-£5,238,130	-£5,373,530	-£5,712,031	-£7,743,037	-£8,871,374
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£1,662,257	-£6,445,035	-£7,861,359	-£8,016,536	-£8,354,479	-£10,382,136	-£11,516,012
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£1,443,087	-£9,154,315	-£10,538,690	-£10,673,681	-£11,011,158	-£13,076,910	-£14,236,426

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£31,361,803	£19,531,834	£18,136,638	£18,000,680	£17,660,782	£15,621,397	£14,488,406
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£28,384,736	£17,011,624	£15,621,562	£15,486,089	£15,147,406	£13,115,311	£11,986,369
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£25,393,815	£14,476,989	£13,091,646	£12,956,620	£12,619,055	£10,593,662	£9,468,443
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£22,389,167	£11,928,058	£10,547,027	£10,412,409	£10,075,864	£8,056,592	£6,928,840
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£19,355,891	£9,364,967	£7,987,839	£7,853,591	£7,517,970	£5,489,271	£4,353,465
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£16,303,974	£6,787,845	£5,410,660	£5,274,700	£4,934,800	£2,898,402	£1,762,403
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£13,238,507	£4,187,480	£2,796,045	£2,660,383	£2,321,230	£286,312	-£844,198
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£10,159,619	£1,555,738	£167,052	£31,652	-£306,849	-£2,337,855	-£3,466,192
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£7,067,438	-£1,088,544	-£2,476,176	-£2,611,354	-£2,949,297	-£4,976,954	-£6,110,830
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£3,962,094	-£3,749,133	-£5,133,508	-£5,268,499	-£5,605,976	-£7,671,728	-£8,831,244

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units	Value Area	Zone C - £1,500 psf

No Units	142
Site Area	0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£40,430,508	£34,536,454	£33,141,257	£33,005,298	£32,665,400	£30,626,017	£29,493,025
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£42,980,928	£31,546,935	£30,156,873	£30,021,400	£29,682,717	£27,650,622	£26,521,680
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£39,517,495	£28,542,991	£27,157,650	£27,022,623	£26,685,058	£24,659,664	£23,534,446
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£36,040,336	£25,524,753	£24,143,722	£24,009,104	£23,672,558	£21,653,286	£20,531,469
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£32,549,576	£22,492,353	£21,115,225	£20,980,977	£20,645,356	£18,631,632	£17,512,896
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£29,045,343	£19,445,924	£18,072,297	£17,938,381	£17,603,590	£15,594,842	£14,478,871
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£25,527,764	£16,385,596	£15,015,073	£14,881,451	£14,547,395	£12,543,059	£11,426,418
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£21,978,222	£13,311,503	£11,943,688	£11,810,323	£11,476,909	£9,457,606	£8,329,269
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£18,409,106	£10,223,777	£8,844,129	£8,708,953	£8,371,010	£6,343,353	£5,216,877
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£14,826,828	£7,096,019	£5,711,645	£5,576,654	£5,239,177	£3,214,313	£2,089,388

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£19,798,962	£7,904,908	£6,509,711	£6,373,753	£6,033,855	£3,994,471	£2,861,480
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£16,349,383	£4,915,390	£3,525,328	£3,389,854	£3,051,172	£1,019,077	-£109,666
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£12,885,950	£1,911,446	£526,104	£391,077	£53,913	-£1,972,881	-£3,097,099
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£9,408,791	-£1,106,792	-£2,487,824	-£2,622,442	-£2,958,987	-£4,978,259	-£6,100,076
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£5,918,030	-£4,139,192	-£5,516,320	-£5,650,568	-£5,986,189	-£7,999,913	-£9,118,650
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£2,413,798	-£7,185,622	-£8,558,249	-£8,693,165	-£9,027,956	-£11,036,704	-£12,152,675
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	-£1,103,781	-£10,245,950	-£11,616,472	-£11,750,095	-£12,084,151	-£14,088,486	-£15,205,128
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	-£4,653,324	-£13,320,042	-£14,687,857	-£14,821,222	-£15,154,636	-£17,173,909	-£18,302,276
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	-£8,222,439	-£16,407,768	-£17,787,416	-£17,922,593	-£18,260,535	-£20,288,192	-£21,414,668
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£11,804,717	-£19,538,526	-£20,919,901	-£21,054,892	-£21,392,369	-£23,417,233	-£24,542,157

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£30,834,326	£16,940,272	£17,545,075	£17,409,116	£17,069,219	£15,029,835	£13,896,843
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£27,384,746	£15,950,753	£14,560,691	£14,425,218	£14,086,536	£12,054,440	£10,925,498
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£23,921,313	£12,946,809	£11,561,468	£11,426,441	£11,088,878	£9,063,482	£7,938,264
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£20,444,154	£9,928,571	£8,547,540	£8,412,922	£8,076,377	£6,057,104	£4,935,288
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£16,953,394	£6,896,171	£5,519,044	£5,384,795	£5,049,174	£3,035,450	£1,916,714
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£13,449,162	£3,849,742	£2,476,115	£2,342,199	£2,007,408	-£1,240	-£1,117,311
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£9,931,582	£789,414	-£581,108	-£714,731	-£1,048,787	-£3,053,123	-£4,169,764
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£6,382,040	-£2,894,670	-£3,652,494	-£5,785,859	-£4,119,273	-£5,135,576	-£7,266,912
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£2,812,925	-£5,372,405	-£6,752,052	-£6,887,229	-£7,225,172	-£9,252,829	-£10,379,305
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£769,354	-£8,500,163	-£9,884,537	-£10,019,528	-£10,357,005	-£12,381,869	-£13,506,793

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£35,406,872	£23,512,817	£22,117,621	£21,981,662	£21,641,764	£19,602,381	£18,469,389
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£31,957,292	£20,523,299	£19,133,237	£18,997,763	£18,659,081	£16,626,986	£15,498,043
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£28,493,859	£17,519,355	£16,134,013	£16,998,986	£16,661,422	£13,636,028	£12,510,810
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£25,016,700	£14,501,117	£13,120,085	£12,985,467	£12,648,922	£10,629,650	£9,507,833
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£21,525,939	£11,468,717	£10,091,589	£9,957,341	£9,621,720	£7,607,996	£6,489,259
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£18,021,707	£8,422,287	£7,048,661	£6,914,744	£6,579,953	£4,571,205	£3,455,234
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£14,504,128	£5,361,959	£3,991,437	£3,857,814	£3,523,758	£1,519,423	£402,781
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£10,954,585	£2,287,867	£920,052	£786,687	£453,273	-£1,566,030	-£2,694,367
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£7,385,470	-£769,869	-£2,170,207	-£2,314,864	-£2,652,926	-£4,680,283	-£5,806,759
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£3,803,192	-£3,927,617	-£5,311,992	-£5,446,983	-£5,784,460	-£7,809,324	-£8,934,248

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£40,812,053	£28,917,999	£27,522,802	£27,386,844	£27,046,946	£25,007,562	£23,874,571
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£37,362,474	£25,928,481	£24,538,419	£24,402,945	£24,064,263	£22,032,167	£20,903,225
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£33,899,041	£22,924,536	£21,539,195	£21,404,168	£21,066,603	£19,041,210	£17,915,992
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£30,421,881	£19,906,298	£18,525,267	£18,390,649	£18,054,104	£16,034,832	£14,913,015
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£26,931,121	£16,873,898	£15,496,771	£15,362,523	£15,026,901	£13,013,178	£11,894,441
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£23,426,889	£13,827,469	£12,453,843	£12,319,926	£11,985,135	£9,976,387	£8,860,416
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£19,909,310	£10,767,141	£9,396,619	£9,262,996	£8,928,940	£6,924,604	£5,807,963
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£16,359,767	£7,693,049	£6,325,234	£6,191,869	£5,858,455	£3,839,152	£2,710,815
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£12,790,652	£4,605,323	£3,225,675	£3,090,498	£2,752,555	£724,898	-£401,578
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£9,208,374	£1,477,565	£93,190	-£41,801	-£379,278	-£2,404,142	-£3,529,066

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units		Value Area	Zone C - £1,750 psf

No Units	142
Site Area	0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£62,180,926	£50,055,175	£49,680,946	£48,547,030	£48,212,242	£46,203,507	£45,087,543
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£57,943,826	£46,307,696	£44,938,525	£44,805,087	£44,471,495	£42,469,939	£41,357,964
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£53,692,871	£42,546,008	£41,181,486	£41,048,490	£40,715,997	£38,721,044	£37,612,735
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£49,428,191	£38,770,241	£37,409,966	£37,277,370	£36,945,883	£34,950,353	£33,828,536
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£45,149,911	£34,980,526	£33,624,095	£33,491,865	£33,160,242	£31,146,517	£30,027,782
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£40,858,157	£31,176,991	£29,805,003	£29,671,087	£29,336,296	£27,327,548	£26,211,576
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£36,553,057	£27,336,122	£25,965,598	£25,831,977	£25,497,920	£23,493,585	£22,380,065
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£32,234,738	£23,479,848	£22,112,034	£21,978,668	£21,645,255	£19,644,771	£18,533,392
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£27,903,327	£19,609,942	£18,244,443	£18,111,298	£17,778,434	£15,781,251	£14,671,705
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£23,558,950	£15,726,534	£14,362,965	£14,230,003	£13,897,598	£11,903,166	£10,795,148

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£35,549,381	£23,423,629	£22,049,400	£21,915,485	£21,580,696	£19,571,962	£18,455,998
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£31,312,280	£19,676,150	£18,306,980	£18,173,542	£17,839,950	£15,838,394	£14,726,418
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£27,061,326	£15,914,463	£14,549,941	£14,416,944	£14,084,452	£12,089,498	£10,981,190
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£22,796,645	£12,138,696	£10,778,420	£10,645,825	£10,314,338	£8,318,807	£7,196,991
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£18,518,365	£8,348,980	£6,992,550	£6,860,319	£6,528,697	£4,514,972	£3,396,237
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£14,226,611	£4,545,446	£3,173,458	£3,039,541	£2,704,750	£696,002	-£419,970
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£9,921,512	£704,576	-£665,947	-£799,569	-£1,133,625	-£3,137,961	-£4,251,480
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£5,603,192	-£3,157,897	-£4,519,512	-£4,652,878	-£4,986,291	-£6,986,774	-£8,098,153
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£1,271,781	-£7,021,603	-£8,387,102	-£8,520,247	-£8,853,111	-£10,850,294	-£11,959,841
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	-£3,072,595	-£10,905,012	-£12,268,580	-£12,401,543	-£12,733,948	-£14,728,379	-£15,836,397

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£46,584,744	£34,458,993	£33,084,764	£32,950,849	£32,616,060	£30,607,325	£29,491,361
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£42,347,644	£30,711,514	£29,342,343	£29,208,906	£28,875,314	£26,873,758	£25,761,782
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£38,096,689	£26,949,827	£25,585,304	£25,452,308	£25,119,815	£23,124,862	£22,016,554
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£33,832,009	£23,174,060	£21,813,784	£21,681,189	£21,349,702	£19,354,171	£18,232,354
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£29,553,729	£19,384,344	£18,027,913	£17,895,683	£17,564,061	£15,550,336	£14,431,600
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£25,261,975	£15,580,810	£14,208,821	£14,074,905	£13,740,114	£11,731,366	£10,615,394
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£20,956,875	£11,739,940	£10,369,416	£10,235,795	£9,901,739	£7,897,403	£6,783,883
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£16,638,556	£7,893,667	£6,515,852	£6,382,486	£6,049,073	£4,048,589	£2,937,210
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£12,307,145	£4,013,760	£2,648,261	£2,515,116	£2,182,252	£185,069	-£924,477
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£7,962,768	£130,352	-£1,233,217	-£1,366,179	-£1,698,584	-£3,693,016	-£4,801,034

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£51,157,290	£39,031,538	£37,657,309	£37,523,394	£37,188,605	£35,179,871	£34,063,907
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£46,920,189	£35,284,060	£33,914,889	£33,781,451	£33,447,859	£31,446,303	£30,334,328
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£42,669,235	£31,522,372	£30,157,850	£30,024,853	£29,692,361	£27,697,407	£26,589,099
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£38,404,554	£27,746,605	£26,386,329	£26,253,734	£25,922,247	£23,926,717	£22,804,900
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£34,126,274	£23,956,890	£22,600,459	£22,468,228	£22,136,606	£20,122,881	£19,004,146
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£29,834,521	£20,153,355	£18,781,367	£18,647,451	£18,312,659	£16,303,911	£15,187,940
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£25,529,421	£16,312,485	£14,941,962	£14,808,340	£14,474,284	£12,469,948	£11,356,429
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£21,211,101	£12,456,212	£11,088,397	£10,955,031	£10,621,618	£8,621,135	£7,509,756
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£16,879,690	£8,586,306	£7,220,807	£7,087,662	£6,754,798	£4,757,615	£3,648,069
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£12,535,314	£4,702,897	£3,339,329	£3,206,366	£2,873,961	£879,530	-£226,488

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£56,562,471	£44,436,720	£43,062,491	£42,928,576	£42,593,787	£40,585,053	£39,469,089
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£52,325,371	£40,689,241	£39,320,071	£39,186,633	£38,853,041	£36,851,485	£35,739,509
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£48,074,417	£36,927,554	£35,563,032	£35,430,035	£35,097,543	£33,102,589	£31,994,281
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£43,809,736	£33,151,787	£31,791,511	£31,658,916	£31,327,429	£29,331,898	£28,210,082
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£39,531,456	£29,362,071	£28,005,641	£27,873,410	£27,541,788	£25,528,063	£24,409,327
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£35,239,702	£25,558,537	£24,186,549	£24,052,632	£23,717,841	£21,709,093	£20,593,121
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£30,934,603	£21,717,667	£20,347,144	£20,213,522	£19,879,466	£17,875,130	£16,761,610
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£26,616,283	£17,861,394	£16,493,579	£16,360,213	£16,026,800	£14,026,317	£12,914,938
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£22,284,872	£13,991,488	£12,625,989	£12,492,844	£12,159,980	£10,162,797	£9,053,250
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£17,940,496	£10,108,079	£8,744,510	£8,611,548	£8,279,143	£6,284,712	£5,176,693

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units	Value Area	Zone C - £1,900 psf

No Units	142
Site Area	0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£71,610,881	£59,354,314	£57,980,086	£57,846,170	£57,511,381	£55,502,647	£54,386,683
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£66,918,197	£55,141,879	£53,772,707	£53,639,270	£53,305,678	£51,304,122	£50,192,147
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£62,198,097	£50,915,234	£49,550,712	£49,417,716	£49,085,223	£47,090,269	£45,981,961
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£57,460,905	£46,674,511	£45,314,234	£45,181,640	£44,850,151	£42,861,228	£41,756,270
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£52,710,111	£42,419,837	£41,063,406	£40,931,176	£40,600,600	£38,617,139	£37,515,216
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£47,945,844	£38,151,346	£36,796,364	£36,666,461	£36,336,700	£34,358,142	£33,251,200
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£43,168,232	£33,869,166	£32,519,241	£32,387,626	£32,058,590	£30,063,900	£28,950,380
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£38,377,401	£29,573,427	£28,213,040	£28,079,674	£27,746,261	£25,745,779	£24,634,399
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£33,573,477	£25,241,641	£23,876,143	£23,742,997	£23,410,133	£21,412,950	£20,303,404
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£28,756,588	£20,888,924	£19,525,356	£19,392,393	£19,059,988	£17,065,557	£15,957,539

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£44,979,335	£32,722,769	£31,348,540	£31,214,625	£30,879,836	£28,871,101	£27,755,138
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£40,286,652	£28,510,333	£27,141,162	£27,007,725	£26,674,133	£24,672,577	£23,560,601
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£35,566,551	£24,283,689	£22,919,167	£22,786,170	£22,453,678	£20,458,723	£19,350,416
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£30,829,359	£20,042,965	£18,682,688	£18,550,094	£18,218,606	£16,229,682	£15,124,724
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£26,078,566	£15,788,292	£14,431,861	£14,299,630	£13,969,054	£11,985,594	£10,883,670
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£21,314,299	£11,519,800	£10,166,819	£10,034,915	£9,705,155	£7,726,597	£6,619,654
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£16,536,687	£7,237,620	£5,887,695	£5,756,080	£5,427,045	£3,432,355	£2,318,835
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£11,745,856	£2,941,881	£1,581,495	£1,448,129	£1,114,716	£86,766	-£1,027,143
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£6,941,932	-£1,389,905	-£2,755,403	-£2,888,549	-£3,221,412	-£5,218,595	-£6,328,141
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£2,125,042	-£5,742,821	-£7,106,190	-£7,239,052	-£7,571,557	-£9,565,989	-£10,674,007

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£56,014,699	£43,758,133	£42,383,904	£42,249,988	£41,915,200	£39,906,465	£38,790,501
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£51,322,016	£39,545,697	£38,176,525	£38,043,088	£37,709,496	£35,707,941	£34,595,965
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£46,601,915	£35,319,052	£33,954,530	£33,821,534	£33,489,041	£31,494,087	£30,385,780
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£41,864,723	£31,078,329	£29,718,052	£29,585,458	£29,253,970	£27,265,046	£26,160,088
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£37,113,929	£26,823,655	£25,467,225	£25,334,994	£25,004,418	£23,020,957	£21,919,034
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£32,349,663	£22,555,164	£21,202,183	£21,070,279	£20,740,518	£18,761,960	£17,655,018
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£27,572,050	£18,272,984	£16,923,059	£16,791,444	£16,462,409	£14,467,718	£13,354,199
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£22,781,219	£13,977,245	£12,616,859	£12,483,493	£12,150,080	£10,149,597	£9,038,217
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£17,977,295	£9,645,459	£8,279,961	£8,146,815	£7,813,952	£5,816,768	£4,707,222
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£13,160,406	£5,292,743	£3,929,174	£3,796,212	£3,463,806	£1,469,375	£361,357

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£60,587,244	£48,330,678	£46,956,449	£46,822,534	£46,487,745	£44,479,011	£43,363,047
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£55,894,561	£44,118,242	£42,749,071	£42,615,634	£42,282,042	£40,280,486	£39,168,510
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£51,174,461	£39,891,598	£38,527,076	£38,394,079	£38,061,587	£36,066,632	£34,958,325
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£46,437,268	£35,650,874	£34,290,597	£34,158,003	£33,826,515	£31,837,591	£30,732,633
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£41,686,475	£31,396,201	£30,039,770	£29,907,540	£29,576,963	£27,593,503	£26,491,579
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£36,922,208	£27,127,709	£25,774,728	£25,642,824	£25,313,064	£23,334,506	£22,227,564
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£32,144,596	£22,845,529	£21,495,604	£21,363,989	£21,034,954	£19,040,264	£17,926,744
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£27,353,765	£18,549,791	£17,189,404	£17,056,038	£16,722,625	£14,722,143	£13,610,763
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£22,549,841	£14,218,004	£12,852,506	£12,719,360	£12,386,497	£10,389,314	£9,279,768
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£17,732,952	£9,865,288	£8,501,719	£8,368,757	£8,036,352	£6,041,921	£4,933,902

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£65,992,426	£53,735,860	£52,361,631	£52,227,716	£51,892,927	£49,884,192	£48,768,228
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£61,299,743	£49,523,424	£48,154,253	£48,020,816	£47,687,224	£45,685,668	£44,573,692
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£56,579,642	£45,296,780	£43,932,258	£43,799,261	£43,466,769	£41,471,814	£40,363,507
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£51,842,450	£41,056,056	£39,695,779	£39,563,185	£39,231,697	£37,242,773	£36,137,815
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£47,091,656	£36,801,383	£35,444,952	£35,312,721	£34,982,145	£32,998,684	£31,896,761
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£42,327,390	£32,532,891	£31,179,910	£31,048,006	£30,718,246	£28,739,688	£27,632,745
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£37,549,778	£28,250,711	£26,900,786	£26,769,171	£26,440,136	£24,445,446	£23,331,926
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£32,758,946	£23,954,972	£22,594,586	£22,461,220	£22,127,807	£20,127,324	£19,015,945
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£27,955,023	£19,623,186	£18,257,688	£18,124,542	£17,791,679	£15,794,496	£14,684,950
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£23,138,133	£15,270,470	£13,906,901	£13,773,939	£13,441,534	£11,447,102	£10,339,084

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units		Value Area	Zone C - £2,000 psf
No Units	142	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£77,872,040	£65,553,741	£64,179,513	£64,045,596	£63,710,808	£61,702,073	£60,586,109
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£72,866,299	£61,031,334	£59,662,163	£59,528,725	£59,195,133	£57,193,077	£56,081,602
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£67,846,913	£56,494,718	£55,130,196	£54,997,199	£54,664,707	£52,669,752	£51,561,445
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£62,814,007	£51,944,023	£50,583,746	£50,451,152	£50,119,664	£48,130,740	£47,025,782
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£57,750,245	£47,379,378	£46,022,948	£45,890,717	£45,560,141	£43,576,680	£42,474,757
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£52,670,971	£42,800,916	£41,447,934	£41,316,031	£40,986,270	£39,007,712	£37,908,513
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£47,578,349	£38,208,764	£36,858,838	£36,727,224	£36,398,189	£34,423,976	£33,327,191
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£42,472,509	£33,603,054	£32,255,796	£32,124,435	£31,796,032	£29,813,117	£28,701,738
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£37,353,578	£28,983,916	£27,630,608	£27,497,462	£27,164,599	£25,167,416	£24,057,870
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£32,221,680	£24,330,518	£22,966,950	£22,833,987	£22,501,582	£20,507,150	£19,399,133

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£51,240,494	£38,922,195	£37,547,967	£37,414,051	£37,079,262	£35,070,528	£33,954,564
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£46,234,754	£34,399,788	£33,030,618	£32,897,180	£32,563,588	£30,562,032	£29,450,056
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£41,215,368	£29,863,173	£28,498,650	£28,365,654	£28,033,162	£26,038,207	£24,929,900
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£36,182,462	£25,312,478	£23,952,201	£23,819,607	£23,488,118	£21,499,195	£20,394,237
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£31,118,699	£20,747,833	£19,391,403	£19,259,172	£18,928,595	£16,945,135	£15,843,211
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£26,039,425	£16,169,370	£14,816,389	£14,684,485	£14,354,725	£12,376,166	£11,276,967
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£20,946,804	£11,577,219	£10,227,293	£10,095,679	£9,766,644	£7,792,431	£6,695,646
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£15,840,964	£6,971,509	£5,624,251	£5,492,889	£5,164,487	£3,191,571	£2,070,192
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£10,722,032	£2,352,371	£999,063	£865,917	£533,054	-£1,464,129	-£2,573,675
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£5,590,134	-£2,301,027	-£3,664,596	-£3,797,058	-£4,129,063	-£6,124,395	-£7,232,413

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£62,275,858	£49,957,559	£48,583,331	£48,449,415	£48,114,626	£46,105,891	£44,989,927
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£57,270,118	£45,435,152	£44,065,981	£43,932,543	£43,598,951	£41,597,395	£40,485,420
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£52,250,732	£40,898,536	£39,534,014	£39,401,018	£39,068,526	£37,073,571	£35,965,263
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£47,217,826	£36,347,841	£34,987,564	£34,854,970	£34,523,482	£32,534,558	£31,429,600
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£42,154,063	£31,783,196	£30,426,767	£30,294,535	£29,963,959	£27,980,498	£26,878,575
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£37,074,789	£27,204,734	£25,851,752	£25,719,849	£25,390,088	£23,411,530	£22,312,331
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£31,982,168	£22,612,583	£21,262,656	£21,131,043	£20,802,007	£18,827,794	£17,731,010
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£26,876,328	£18,006,872	£16,659,614	£16,528,253	£16,199,850	£14,216,935	£13,105,556
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£21,757,396	£13,387,734	£12,034,427	£11,901,281	£11,569,417	£9,571,234	£8,461,088
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£16,625,498	£8,734,337	£7,370,768	£7,237,806	£6,905,401	£4,910,968	£3,802,951

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£66,848,403	£54,530,104	£53,155,876	£53,021,960	£52,687,171	£50,678,437	£49,562,473
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£61,842,663	£50,007,697	£48,638,527	£48,505,089	£48,171,497	£46,169,941	£45,057,965
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£56,823,277	£45,471,082	£44,106,560	£43,973,563	£43,641,071	£41,646,116	£40,537,809
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£51,790,371	£40,920,387	£39,560,110	£39,427,516	£39,096,028	£37,107,104	£36,002,146
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£46,726,608	£36,355,742	£34,999,312	£34,867,081	£34,536,505	£32,553,044	£31,451,120
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£41,647,334	£31,777,279	£30,424,298	£30,292,394	£29,962,634	£27,984,076	£26,884,876
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£36,554,713	£27,185,128	£25,835,202	£25,703,588	£25,374,553	£23,400,340	£22,303,555
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£31,448,873	£22,579,418	£21,232,160	£21,100,798	£20,772,396	£18,789,480	£17,678,101
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£26,329,941	£17,960,280	£16,606,972	£16,473,826	£16,140,963	£14,143,780	£13,034,234
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£21,198,043	£13,306,882	£11,943,313	£11,810,351	£11,477,946	£9,483,514	£8,375,496

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£72,253,585	£59,935,286	£58,561,058	£58,427,142	£58,092,353	£56,083,619	£54,967,655
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£67,247,845	£55,412,879	£54,043,708	£53,910,271	£53,576,679	£51,575,123	£50,463,147
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£62,228,459	£50,876,263	£49,511,741	£49,378,745	£49,046,252	£47,051,298	£45,942,991
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£57,195,553	£46,325,568	£44,965,292	£44,832,697	£44,501,209	£42,512,286	£41,407,328
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£52,131,790	£41,760,924	£40,404,494	£40,272,263	£39,941,686	£37,958,226	£36,856,302
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£47,052,516	£37,182,461	£35,829,480	£35,697,576	£35,367,815	£33,389,257	£32,290,058
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£41,959,895	£32,590,310	£31,240,384	£31,108,770	£30,779,735	£28,805,522	£27,708,737
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£36,854,055	£27,984,600	£26,637,342	£26,505,980	£26,177,577	£24,194,662	£23,083,283
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£31,735,123	£23,365,461	£22,012,154	£21,879,008	£21,546,145	£19,548,962	£18,439,415
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£26,603,225	£18,712,064	£17,348,495	£17,215,533	£16,883,128	£14,888,695	£13,780,678

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units		Value Area	Zone C - RP Periphery £2,250 psf
No Units	142	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£93,524,938	£81,052,306	£79,678,079	£79,544,163	£79,209,374	£77,200,639	£76,084,676
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£87,736,553	£75,754,972	£74,386,801	£74,252,364	£73,918,771	£71,917,215	£70,805,239
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£81,934,522	£70,443,428	£69,078,906	£68,945,909	£68,613,417	£66,618,462	£65,510,155
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£76,118,970	£65,117,804	£63,757,528	£63,624,934	£63,293,445	£61,304,522	£60,199,564
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£70,290,024	£59,778,232	£58,421,801	£58,289,570	£57,958,993	£55,975,533	£54,873,610
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£64,447,807	£54,424,841	£53,071,859	£52,939,955	£52,610,195	£50,631,636	£49,532,437
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£58,592,445	£49,057,760	£47,707,835	£47,576,221	£47,247,185	£45,272,973	£44,176,188
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£52,710,281	£43,677,122	£42,329,864	£42,198,503	£41,870,100	£39,899,682	£38,805,006
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£46,803,828	£38,283,056	£36,938,079	£36,806,935	£36,479,074	£34,511,906	£33,419,035
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£40,884,409	£32,875,690	£31,532,614	£31,401,650	£31,074,241	£29,109,783	£28,003,116

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£66,893,392	£54,420,761	£53,046,533	£52,912,618	£52,577,828	£50,569,094	£49,453,131
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£61,105,008	£49,123,426	£47,754,255	£47,620,819	£47,287,226	£45,285,670	£44,173,694
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£55,302,977	£43,811,882	£42,447,360	£42,314,364	£41,981,871	£39,986,917	£38,878,609
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£49,487,425	£38,486,259	£37,125,982	£36,993,388	£36,661,900	£34,672,976	£33,568,018
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£43,658,479	£33,146,686	£31,790,255	£31,658,025	£31,327,448	£29,343,987	£28,242,065
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£37,816,261	£27,793,295	£26,440,313	£26,308,409	£25,978,650	£24,000,091	£22,900,891
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£31,960,899	£22,426,215	£21,076,290	£20,944,676	£20,615,640	£18,641,428	£17,544,643
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£26,078,736	£17,045,577	£15,698,319	£15,566,957	£15,238,554	£13,268,137	£12,173,460
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£20,172,282	£11,651,510	£10,306,534	£10,175,390	£9,847,528	£7,880,360	£6,787,489
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£14,252,864	£6,244,144	£4,901,068	£4,770,104	£4,442,695	£2,478,237	£1,371,571

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£77,928,756	£65,456,125	£64,081,897	£63,947,982	£63,613,192	£61,604,457	£60,488,494
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£72,140,371	£60,158,790	£58,789,619	£58,656,182	£58,322,589	£56,321,033	£55,209,058
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£66,338,340	£54,847,246	£53,482,724	£53,349,727	£53,017,235	£51,022,280	£49,913,973
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£60,522,789	£49,521,623	£48,161,346	£48,028,752	£47,697,264	£45,708,340	£44,603,382
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£54,693,842	£44,182,050	£42,825,619	£42,693,389	£42,362,811	£40,379,351	£39,277,428
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£48,851,625	£38,828,659	£37,475,677	£37,343,773	£37,014,013	£35,035,454	£33,936,255
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£42,996,263	£33,461,579	£32,111,654	£31,980,040	£31,651,003	£29,676,791	£28,580,007
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£37,114,099	£28,080,940	£26,733,682	£26,602,321	£26,273,918	£24,303,500	£23,208,824
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£31,207,646	£22,686,874	£21,341,897	£21,210,753	£20,882,892	£18,915,724	£17,822,853
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£25,288,227	£17,279,508	£15,936,432	£15,805,468	£15,478,059	£13,513,601	£12,406,935

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£82,501,302	£70,028,670	£68,654,442	£68,520,527	£68,185,737	£66,177,003	£65,061,040
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£76,712,917	£64,731,335	£63,362,164	£63,228,728	£62,895,135	£60,893,579	£59,781,603
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£70,910,886	£59,419,791	£58,055,269	£57,922,273	£57,589,780	£55,594,826	£54,486,518
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£65,095,334	£54,094,168	£52,733,891	£52,601,297	£52,269,809	£50,280,885	£49,175,927
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£59,266,387	£48,754,595	£47,398,165	£47,265,934	£46,935,357	£44,951,896	£43,849,974
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£53,424,170	£43,401,204	£42,048,222	£41,916,318	£41,586,559	£39,608,000	£38,508,800
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£47,568,808	£38,034,124	£36,684,199	£36,552,585	£36,223,549	£34,249,337	£33,152,552
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£41,686,645	£32,653,486	£31,306,228	£31,174,866	£30,846,464	£28,876,046	£27,781,369
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£35,780,192	£27,259,419	£25,914,443	£25,783,299	£25,455,437	£23,488,269	£22,395,398
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£29,860,773	£21,852,053	£20,508,978	£20,378,013	£20,050,605	£18,086,146	£16,979,480

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£87,906,483	£75,433,852	£74,059,624	£73,925,709	£73,590,919	£71,582,184	£70,466,222
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£82,118,098	£70,136,517	£68,767,346	£68,633,909	£68,300,316	£66,298,761	£65,186,785
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£76,316,068	£64,824,973	£63,460,451	£63,327,455	£62,994,962	£61,000,008	£59,891,700
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£70,500,516	£59,499,350	£58,139,073	£58,006,479	£57,674,991	£55,686,067	£54,581,109
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£64,671,569	£54,159,777	£52,803,346	£52,671,116	£52,340,539	£50,357,078	£49,255,156
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£58,829,352	£48,806,386	£47,453,404	£47,321,500	£46,991,741	£45,013,182	£43,913,982
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£52,973,990	£43,439,306	£42,089,381	£41,957,767	£41,628,731	£39,654,519	£38,557,734
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£47,091,826	£38,058,668	£36,711,409	£36,580,048	£36,251,645	£34,281,228	£33,186,551
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£41,185,373	£32,664,601	£31,319,624	£31,188,480	£30,860,619	£28,893,451	£27,800,580
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£35,265,955	£27,257,235	£25,914,159	£25,783,195	£25,455,786	£23,491,328	£22,384,662

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Supported Living - 142 Flats and 6 Supported Living Units		Value Area	Zone C - RP Periphery £2,450 psf
No Units	142	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£106,047,257	£93,387,369	£92,033,794	£91,901,891	£91,572,133	£89,593,588	£88,483,529
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£99,632,755	£87,490,966	£86,142,372	£86,010,941	£85,682,361	£83,696,126	£82,584,150
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£93,204,609	£81,580,568	£80,236,554	£80,104,876	£79,772,384	£77,777,430	£76,669,123
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£86,762,942	£75,656,302	£74,296,553	£74,163,958	£73,832,471	£71,843,547	£70,738,589
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£80,307,879	£69,697,314	£68,340,883	£68,208,653	£67,878,076	£65,894,615	£64,792,692
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£73,839,546	£63,723,981	£62,370,998	£62,239,095	£61,909,335	£59,930,776	£58,831,577
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£67,358,068	£57,736,958	£56,387,033	£56,255,418	£55,926,382	£53,952,170	£52,855,386
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£60,863,568	£51,736,377	£50,389,119	£50,257,757	£49,929,355	£47,958,937	£46,864,261
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£54,356,174	£45,722,367	£44,377,391	£44,246,246	£43,918,385	£41,961,218	£40,858,347
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£47,814,594	£39,695,059	£38,351,984	£38,221,019	£37,893,610	£35,929,152	£34,837,786

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£79,415,712	£66,755,823	£65,402,248	£65,270,345	£64,940,587	£62,962,042	£61,851,983
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£73,001,210	£60,859,421	£59,510,827	£59,379,396	£59,050,816	£57,064,581	£55,952,605
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£66,573,063	£54,949,023	£53,605,008	£53,473,331	£53,140,839	£51,145,885	£50,037,578
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£60,131,396	£49,024,757	£47,665,007	£47,532,413	£47,200,926	£45,212,001	£44,107,043
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£53,676,334	£43,065,768	£41,709,338	£41,577,107	£41,246,530	£39,263,069	£38,161,147
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£47,208,000	£37,092,435	£35,739,453	£35,607,549	£35,277,790	£33,299,230	£32,200,031
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£40,726,522	£31,105,412	£29,755,487	£29,623,872	£29,294,837	£27,320,625	£26,223,840
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£34,232,022	£25,104,831	£23,757,573	£23,626,212	£23,297,809	£21,327,391	£20,232,715
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£27,724,628	£19,090,822	£17,745,846	£17,614,701	£17,286,839	£15,319,673	£14,226,801
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£21,183,048	£13,063,514	£11,720,438	£11,589,474	£11,262,064	£9,297,607	£8,206,241

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£90,451,075	£77,791,187	£76,437,612	£76,305,709	£75,975,951	£73,997,406	£72,887,347
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£84,036,573	£71,894,785	£70,546,190	£70,414,759	£70,086,180	£68,099,944	£66,987,969
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£77,608,427	£65,984,387	£64,640,372	£64,508,695	£64,176,202	£62,181,249	£61,072,941
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£71,166,760	£60,060,120	£58,700,371	£58,567,777	£58,236,289	£56,247,365	£55,142,407
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£64,711,697	£54,101,132	£52,744,701	£52,612,471	£52,281,894	£50,298,433	£49,196,511
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£58,243,364	£48,127,799	£46,774,816	£46,642,913	£46,313,153	£44,334,594	£43,235,395
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£51,761,886	£42,140,776	£40,790,851	£40,659,236	£40,330,201	£38,355,989	£37,259,204
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£45,267,386	£36,140,195	£34,792,937	£34,661,575	£34,333,173	£32,362,755	£31,268,079
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£38,759,992	£30,126,185	£28,781,209	£28,650,064	£28,322,203	£26,356,036	£25,262,165
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£32,218,412	£24,098,877	£22,755,802	£22,624,838	£22,297,428	£20,332,970	£19,241,604

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£95,023,621	£82,363,732	£81,010,157	£80,878,255	£80,548,496	£78,569,952	£77,459,892
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£88,609,119	£76,467,330	£75,118,736	£74,987,305	£74,658,725	£72,672,490	£71,560,514
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£82,180,973	£70,556,932	£69,212,917	£69,081,240	£68,748,748	£66,753,794	£65,645,487
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£75,739,306	£64,632,666	£63,272,916	£63,140,322	£62,808,835	£60,819,910	£59,714,952
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£69,284,243	£58,673,678	£57,317,247	£57,185,016	£56,854,439	£54,870,978	£53,769,056
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£62,815,909	£52,700,344	£51,347,362	£51,215,458	£50,885,699	£48,907,140	£47,807,940
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£56,334,431	£46,713,321	£45,363,396	£45,231,781	£44,902,746	£42,928,534	£41,831,749
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£49,839,931	£40,712,741	£39,365,482	£39,234,121	£38,905,718	£36,935,301	£35,840,624
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£43,332,537	£34,698,731	£33,353,755	£33,222,610	£32,894,748	£30,927,582	£29,834,710
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£36,790,958	£28,671,423	£27,328,347	£27,197,383	£26,869,973	£24,905,516	£23,814,150

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	4%	£100,428,803	£87,768,914	£86,415,339	£86,283,436	£85,953,678	£83,975,133	£82,865,074
6 Supported Living @ LAR 60% LAR : 40% CIR	9%	£94,014,300	£81,872,512	£80,523,918	£80,392,486	£80,063,907	£78,077,671	£76,965,696
6 Supported Living @ LAR 60% LAR : 40% CIR	14%	£87,586,154	£75,962,114	£74,618,099	£74,486,422	£74,153,929	£72,158,976	£71,050,669
6 Supported Living @ LAR 60% LAR : 40% CIR	19%	£81,144,487	£70,037,848	£68,678,098	£68,545,504	£68,214,017	£66,225,092	£65,120,134
6 Supported Living @ LAR 60% LAR : 40% CIR	24%	£74,689,425	£64,078,859	£62,722,429	£62,590,198	£62,259,621	£60,276,160	£59,174,238
6 Supported Living @ LAR 60% LAR : 40% CIR	29%	£68,221,091	£58,105,526	£56,752,544	£56,620,640	£56,290,880	£54,312,321	£53,213,122
6 Supported Living @ LAR 60% LAR : 40% CIR	34%	£61,739,613	£52,118,503	£50,768,578	£50,636,963	£50,307,928	£48,333,716	£47,236,931
6 Supported Living @ LAR 60% LAR : 40% CIR	39%	£55,245,113	£46,117,922	£44,770,664	£44,639,303	£44,310,900	£42,340,482	£41,245,806
6 Supported Living @ LAR 60% LAR : 40% CIR	44%	£48,737,719	£40,103,912	£38,758,937	£38,627,792	£38,299,930	£36,332,763	£35,239,892
6 Supported Living @ LAR 60% LAR : 40% CIR	49%	£42,196,139	£34,076,605	£32,733,529	£32,602,565	£32,275,155	£30,310,698	£29,219,332

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units

Value Area	Zone C - £1,050 psf

No Units	192
Site Area	0.29 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£19,718,542	£4,291,394	£2,307,550	£2,115,705	£1,636,092	-£1,260,534	-£2,883,640
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£17,060,685	£2,230,775	£253,967	£62,788	-£421,494	-£3,332,937	-£4,967,949
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£14,382,901	£149,403	-£1,848,746	-£2,042,223	-£2,525,915	-£5,454,580	-£7,091,487
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£11,685,360	-£1,982,331	-£3,982,869	-£4,178,726	-£4,668,370	-£7,606,233	-£9,238,379
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£8,968,236	-£4,147,230	-£6,166,714	-£6,362,058	-£6,850,415	-£9,780,561	-£11,408,419
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£6,207,547	-£6,357,344	-£8,371,991	-£8,566,876	-£9,054,088	-£11,977,363	-£13,601,405
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£3,419,409	-£8,588,109	-£10,598,509	-£10,792,992	-£11,279,199	-£14,196,442	-£15,817,132
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£611,913	-£10,839,340	-£12,846,079	-£13,040,215	-£13,525,556	-£16,437,598	-£18,055,399
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£2,248,561	-£13,110,853	-£15,114,511	-£15,308,355	-£15,792,966	-£18,700,632	-£20,316,002
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£5,170,807	-£15,402,463	-£17,403,613	-£17,597,221	-£18,081,238	-£20,985,344	-£22,598,736

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	-£8,181,172	-£23,608,321	-£25,592,164	-£25,784,010	-£26,263,822	-£29,160,249	-£30,783,354
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	-£10,839,029	-£25,668,840	-£27,645,747	-£27,836,926	-£28,321,209	-£31,230,651	-£32,867,663
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	-£13,516,613	-£27,750,311	-£29,748,460	-£29,941,937	-£30,425,629	-£33,354,294	-£34,991,201
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£16,214,354	-£29,882,045	-£31,882,583	-£32,078,440	-£32,568,084	-£35,505,947	-£37,138,093
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£19,931,478	-£32,046,944	-£34,066,429	-£34,261,772	-£34,750,129	-£37,680,275	-£39,308,133
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£21,692,167	-£34,257,058	-£36,271,705	-£36,466,590	-£36,953,803	-£39,877,077	-£41,501,119
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£24,480,305	-£36,487,823	-£38,498,223	-£38,692,706	-£39,178,914	-£42,096,158	-£43,716,847
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£27,287,801	-£38,739,055	-£40,745,795	-£40,939,930	-£41,425,270	-£44,337,312	-£45,955,113
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£30,148,275	-£41,010,587	-£43,014,225	-£43,208,069	-£43,692,681	-£46,600,346	-£48,215,716
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£33,070,521	-£43,302,177	-£45,303,328	-£45,496,935	-£45,980,953	-£48,885,058	-£50,498,451

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£3,379,685	-£12,047,464	-£14,031,307	-£14,223,152	-£14,702,765	-£17,599,392	-£19,222,497
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£721,828	-£14,108,082	-£16,084,990	-£16,276,069	-£16,760,351	-£19,671,794	-£21,308,806
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	-£1,950,956	-£16,189,454	-£18,187,603	-£18,381,080	-£18,864,772	-£21,793,437	-£23,430,344
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£4,653,497	-£18,321,188	-£20,321,726	-£20,517,583	-£21,007,227	-£23,945,090	-£25,577,236
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£7,370,621	-£20,486,087	-£22,505,572	-£22,700,915	-£23,189,272	-£26,119,418	-£27,747,276
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£10,131,310	-£22,696,201	-£24,710,848	-£24,905,733	-£25,392,945	-£28,316,220	-£29,940,262
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£12,919,448	-£24,926,966	-£26,937,366	-£27,131,849	-£27,618,056	-£30,535,299	-£32,155,990
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£15,726,944	-£27,178,197	-£29,184,936	-£29,379,072	-£29,864,413	-£32,776,455	-£34,394,256
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£18,587,418	-£29,449,710	-£31,453,368	-£31,647,212	-£32,131,824	-£35,039,489	-£36,654,859
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£21,509,664	-£31,741,320	-£33,742,470	-£33,936,078	-£34,420,096	-£37,324,201	-£38,937,593

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£8,169,971	-£7,257,176	-£9,241,021	-£9,432,867	-£9,912,480	-£12,809,106	-£14,432,211
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£5,512,114	-£9,317,797	-£11,294,704	-£11,485,783	-£11,970,065	-£14,881,508	-£16,516,520
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£2,834,329	-£11,399,168	-£13,397,317	-£13,590,794	-£14,074,486	-£17,003,151	-£18,640,059
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£136,789	-£13,530,903	-£15,531,440	-£15,727,298	-£16,216,941	-£19,154,805	-£20,786,950
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£2,580,336	-£15,695,801	-£17,715,286	-£17,910,629	-£18,398,986	-£21,329,132	-£22,956,990
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£5,341,024	-£17,905,915	-£19,920,563	-£20,115,448	-£20,602,660	-£23,525,935	-£25,149,976
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£8,129,162	-£20,136,681	-£22,147,081	-£22,341,563	-£22,827,771	-£25,745,014	-£27,365,704
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£10,936,659	-£22,387,912	-£24,394,650	-£24,588,787	-£25,074,127	-£27,986,169	-£29,603,971
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£13,797,133	-£24,659,424	-£26,663,082	-£26,856,926	-£27,341,538	-£30,249,203	-£31,864,574
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£16,719,378	-£26,951,034	-£28,952,185	-£29,145,793	-£29,629,810	-£32,533,915	-£34,147,308

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£13,832,542	-£1,594,606	-£3,578,450	-£3,770,295	-£4,249,908	-£7,146,534	-£8,769,640
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£11,174,685	-£3,655,225	-£5,632,033	-£5,823,212	-£6,307,494	-£9,218,937	-£10,853,949
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£8,496,901	-£5,736,597	-£7,734,746	-£7,928,223	-£8,411,915	-£11,340,580	-£12,977,487
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£5,799,360	-£7,868,331	-£9,868,869	-£10,064,726	-£10,554,370	-£13,492,233	-£15,124,379
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£3,082,236	-£10,033,230	-£12,052,714	-£12,248,058	-£12,736,415	-£15,666,561	-£17,294,419
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£321,547	-£12,243,344	-£14,257,991	-£14,452,876	-£14,940,088	-£17,863,363	-£19,487,405
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£2,466,591	-£14,474,109	-£16,484,509	-£16,678,992	-£17,165,199	-£20,082,442	-£21,703,132
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£5,274,087	-£16,725,340	-£16,732,079	-£16,926,215	-£17,411,556	-£22,323,598	-£23,941,399
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£8,134,561	-£16,996,853	-£21,000,511	-£21,194,355	-£21,678,966	-£24,586,632	-£26,202,002
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£11,056,807	-£21,288,463	-£23,289,613	-£23,483,221	-£23,967,238	-£26,871,344	-£28,484,736

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units		Value Area	Zone C - £1,150 psf
No Units	**192**	**Sales value inflation**	**Base**
Site Area	**0.29 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£28,086,169	£12,823,234	£10,651,234	£10,459,389	£9,979,775	£7,102,093	£5,503,382
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£26,009,931	£10,157,273	£8,180,467	£7,989,288	£7,511,339	£4,643,653	£3,050,493
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£21,913,766	£7,658,719	£5,688,354	£5,497,785	£5,021,362	£2,162,826	£574,751
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£18,797,844	£5,139,592	£3,175,082	£2,985,066	£2,510,030	£345,382	-£1,952,998
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£15,662,338	£2,600,072	£640,832	£451,317	-£22,815	-£2,908,924	-£4,523,729
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£12,507,420	£40,338	-£1,943,416	-£2,135,372	-£2,615,262	-£5,522,966	-£7,147,008
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£9,333,264	-£2,578,179	-£4,574,405	-£4,768,888	-£5,255,095	-£8,172,338	-£9,793,028
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£6,123,438	-£5,245,529	-£7,252,269	-£7,446,404	-£7,931,745	-£10,843,787	-£12,461,588
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£2,872,793	-£7,947,336	-£9,950,993	-£10,144,837	-£10,629,448	-£13,537,114	-£15,152,484
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£402,916	-£10,669,238	-£12,670,389	-£12,863,996	-£13,348,014	-£16,252,120	-£17,865,512

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£186,455	-£15,276,480	-£17,248,481	-£17,440,325	-£17,919,939	-£20,797,621	-£22,398,332
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	-£2,899,783	-£17,742,441	-£19,719,240	-£19,910,427	-£20,388,376	-£23,266,062	-£24,849,221
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	-£5,985,949	-£20,240,996	-£22,211,360	-£22,401,929	-£22,878,352	-£25,756,868	-£27,324,963
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	-£9,101,870	-£22,760,123	-£24,724,632	-£24,914,648	-£25,389,684	-£28,245,096	-£29,852,712
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£12,237,377	-£25,299,643	-£27,258,882	-£27,448,398	-£27,922,529	-£30,808,638	-£32,423,443
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£15,392,294	-£27,859,377	-£29,843,131	-£30,035,086	-£30,514,977	-£33,422,680	-£35,046,722
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£18,566,451	-£30,477,893	-£32,474,119	-£32,668,602	-£33,154,809	-£36,072,052	-£37,692,743
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£21,776,277	-£33,145,243	-£35,151,983	-£35,346,118	-£35,831,459	-£38,743,501	-£40,361,302
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£25,026,621	-£35,847,050	-£37,850,707	-£38,044,552	-£38,529,162	-£41,436,829	-£43,052,198
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£28,302,830	-£38,569,853	-£40,570,103	-£40,763,710	-£41,247,728	-£44,151,834	-£45,765,226

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£11,747,312	-£3,715,823	-£5,687,824	-£5,879,468	-£6,359,082	-£9,236,764	-£10,835,475
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£8,671,074	-£5,161,564	-£7,158,391	-£7,349,569	-£7,827,518	-£11,695,204	-£13,298,364
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£5,574,909	-£6,680,139	-£8,650,503	-£10,841,072	-£11,317,495	-£14,176,031	-£15,764,106
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£2,458,987	-£11,199,266	-£13,163,775	-£13,353,791	-£13,828,827	-£16,684,239	-£18,291,855
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	-£676,519	-£13,738,784	-£15,698,025	-£15,887,541	-£16,361,672	-£19,247,781	-£20,862,586
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£3,831,437	-£16,298,519	-£18,282,273	-£18,474,229	-£18,954,120	-£21,861,823	-£23,485,865
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£7,005,594	-£18,917,036	-£20,913,262	-£21,107,745	-£21,593,952	-£24,511,195	-£26,131,885
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£10,215,419	-£21,584,386	-£23,591,126	-£23,785,261	-£24,270,602	-£27,182,644	-£28,800,445
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£13,466,064	-£24,286,193	-£26,289,850	-£26,483,694	-£26,968,305	-£29,875,972	-£31,491,341
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£16,741,773	-£27,008,066	-£29,009,246	-£29,202,853	-£29,686,871	-£32,590,977	-£34,204,369

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£16,537,598	£1,074,663	-£897,338	-£1,089,183	-£1,568,796	-£4,446,476	-£6,045,189
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£13,461,360	-£1,381,268	-£3,368,105	-£3,559,284	-£4,037,232	-£6,904,919	-£8,498,078
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£10,365,194	-£3,889,853	-£5,860,217	-£6,050,786	-£6,527,209	-£9,385,745	-£10,973,821
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£7,249,273	-£6,408,980	-£8,373,490	-£8,563,505	-£9,038,541	-£11,893,953	-£13,501,569
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£4,113,766	-£8,948,500	-£10,907,739	-£11,097,255	-£11,571,386	-£14,457,495	-£16,072,300
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£958,849	-£11,508,234	-£13,491,988	-£13,683,943	-£14,163,834	-£17,071,538	-£18,695,579
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£2,215,308	-£14,126,750	-£16,122,977	-£16,317,459	-£16,803,667	-£19,720,909	-£21,341,600
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£5,425,134	-£16,794,101	-£18,800,840	-£18,994,976	-£19,480,316	-£22,392,358	-£24,010,159
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£8,675,778	-£19,495,907	-£21,499,564	-£21,693,409	-£22,178,020	-£25,085,686	-£26,701,055
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£11,951,487	-£22,217,810	-£24,218,960	-£24,412,567	-£24,896,586	-£27,800,691	-£29,414,083

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£22,200,169	£6,737,234	£4,765,234	£4,573,389	£4,093,775	£1,216,093	-£382,618
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£19,123,931	£4,271,273	£2,294,467	£2,103,288	£1,625,339	-£1,242,347	-£2,835,507
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£16,027,766	£1,772,719	-£197,646	-£388,215	-£864,638	-£3,723,174	-£5,311,249
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£12,911,844	-£740,408	-£2,710,918	-£2,900,934	-£3,375,970	-£6,231,382	-£7,838,998
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£9,776,338	-£3,285,928	-£5,245,168	-£5,434,683	-£5,908,815	-£8,794,924	-£10,409,729
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£6,621,420	-£5,845,662	-£7,829,416	-£8,021,372	-£8,501,262	-£11,409,966	-£13,033,008
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£3,447,264	-£9,464,179	-£11,460,405	-£11,654,888	-£12,141,095	-£14,058,338	-£15,679,028
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£237,438	-£11,131,529	-£13,138,269	-£13,332,404	-£13,817,745	-£16,729,787	-£18,347,588
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£3,013,207	-£13,833,336	-£15,836,993	-£16,030,837	-£16,515,448	-£19,423,114	-£21,038,484
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£6,288,916	-£16,555,238	-£18,556,389	-£18,749,996	-£19,234,014	-£22,138,120	-£23,751,512

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units		Value Area	Zone C - £1,350 psf
No Units	**192**	**Sales value inflation**	**Base**
Site Area	**0.29 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£44,648,312	£29,090,889	£27,136,861	£26,947,898	£26,475,494	£23,641,061	£22,066,376
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£40,767,812	£25,816,777	£23,869,678	£23,681,373	£23,210,608	£20,386,019	£18,816,803
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£36,887,681	£22,522,225	£20,581,473	£20,393,768	£19,924,505	£17,108,930	£15,544,721
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£32,948,094	£19,207,410	£17,272,424	£17,085,265	£16,617,367	£13,809,983	£12,250,325
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£29,009,216	£15,872,508	£13,942,714	£13,756,047	£13,289,379	£10,484,688	£8,905,391
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£25,051,218	£12,517,697	£10,592,525	£10,406,295	£9,939,567	£7,103,500	£5,527,906
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£21,047,942	£9,141,726	£7,191,300	£7,002,618	£6,530,915	£3,700,700	£2,128,358
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£17,017,955	£5,707,733	£3,760,859	£3,572,514	£3,101,652	£276,482	-£1,312,787
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£12,969,072	£2,254,063	£310,179	£122,117	-£353,347	-£3,217,314	-£4,825,449
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£8,901,465	-£1,237,705	-£3,208,781	-£3,399,478	-£3,881,565	-£6,785,670	-£8,399,062

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£16,748,598	£1,191,175	-£792,854	-£951,816	-£1,424,221	-£4,258,654	-£5,833,339
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£12,868,097	-£2,062,837	-£4,000,036	-£4,218,341	-£4,689,106	-£7,513,695	-£9,082,811
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£8,967,967	-£5,377,489	-£7,318,241	-£7,505,947	-£7,975,209	-£10,780,785	-£12,354,993
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£5,048,379	-£8,692,305	-£10,627,291	-£10,814,449	-£11,282,347	-£14,089,731	-£15,649,390
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£1,109,502	-£12,027,206	-£13,957,001	-£14,143,668	-£14,610,336	-£17,415,026	-£18,994,323
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	-£2,846,495	-£15,382,018	-£17,307,189	-£17,493,420	-£17,960,147	-£20,796,214	-£22,371,808
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	-£6,851,772	-£18,757,989	-£20,708,415	-£20,897,096	-£21,368,799	-£24,199,014	-£25,771,357
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£10,881,759	-£22,191,981	-£24,138,855	-£24,327,201	-£24,798,902	-£27,603,232	-£29,212,501
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£14,930,642	-£25,645,652	-£27,589,536	-£27,777,598	-£28,253,062	-£31,117,028	-£32,725,163
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£18,998,249	-£29,137,419	-£31,108,495	-£31,299,192	-£31,781,279	-£34,685,384	-£36,298,777

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£28,309,455	£12,752,032	£10,798,003	£10,609,041	£10,136,636	£7,302,204	£5,727,518
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£24,428,954	£9,477,920	£7,530,821	£7,342,516	£6,871,751	£4,047,162	£2,477,946
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£20,528,824	£6,183,368	£4,242,616	£4,054,911	£3,585,648	£770,073	-£796,136
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£16,609,236	£2,868,552	£933,566	£746,408	£278,510	-£2,528,874	-£4,088,532
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£12,670,359	-£469,348	-£2,396,144	-£2,582,810	-£3,049,479	-£5,854,169	-£7,433,466
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£8,712,361	-£3,821,161	-£5,746,332	-£5,932,563	-£6,399,290	-£9,235,357	-£10,810,951
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£4,709,085	-£7,197,131	-£9,147,558	-£9,336,239	-£9,807,942	-£12,638,157	-£14,210,499
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£679,098	-£10,631,124	-£12,577,998	-£12,766,344	-£13,237,205	-£16,042,375	-£17,651,644
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£3,369,785	-£14,084,794	-£16,028,679	-£16,216,740	-£16,692,204	-£19,556,171	-£21,164,306
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£7,437,392	-£17,576,562	-£19,547,638	-£19,738,335	-£20,220,422	-£23,124,527	-£24,737,920

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£33,099,741	£17,542,318	£15,588,289	£15,399,327	£14,926,922	£12,092,489	£10,517,804
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£29,219,240	£14,268,206	£12,321,107	£12,132,802	£11,662,036	£8,837,448	£7,268,231
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£25,319,110	£10,973,654	£9,032,902	£8,845,196	£8,375,934	£5,560,358	£3,996,150
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£21,399,522	£7,658,838	£5,723,852	£5,536,694	£5,068,796	£2,261,411	£701,753
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£17,460,645	£4,323,937	£2,394,142	£2,207,475	£1,740,807	-£1,063,883	-£2,643,180
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£13,502,647	£969,125	-£956,047	-£1,142,277	-£1,609,004	-£4,445,071	-£6,020,665
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£9,499,371	-£2,406,846	-£4,357,272	-£4,545,953	-£5,017,656	-£7,847,871	-£9,420,214
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£5,469,384	-£5,840,839	-£7,787,712	-£7,976,058	-£8,446,919	-£11,272,089	-£12,881,358
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£1,420,501	-£9,294,509	-£11,238,393	-£11,426,455	-£11,901,919	-£14,765,886	-£16,374,020
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£2,647,107	-£12,786,276	-£14,757,353	-£14,948,049	-£15,430,136	-£18,334,241	-£19,947,634

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£38,752,312	£23,204,889	£21,250,861	£21,061,898	£20,589,494	£17,755,061	£16,180,376
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£34,881,812	£19,930,777	£17,983,678	£17,795,373	£17,324,608	£14,500,019	£12,930,803
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£30,981,681	£16,636,225	£14,695,473	£14,507,768	£14,038,505	£11,222,930	£9,658,721
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£27,062,094	£13,321,410	£11,386,424	£11,199,265	£10,731,367	£7,923,983	£6,364,325
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£23,123,216	£9,986,508	£8,056,714	£7,870,047	£7,403,379	£4,598,688	£3,019,391
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£19,165,218	£6,631,697	£4,706,525	£4,520,295	£4,053,567	£1,217,500	-£358,094
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£15,161,942	£3,255,726	£1,305,300	£1,116,618	£644,915	-£2,186,300	-£3,757,642
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£11,131,955	£178,297	-£2,125,141	-£2,313,486	-£2,784,346	-£5,609,516	-£7,188,787
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£7,083,072	-£3,631,937	-£5,575,821	-£5,763,883	-£6,239,347	-£9,103,314	-£10,711,449
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£3,015,465	-£7,123,705	-£9,094,781	-£9,285,478	-£9,767,565	-£12,671,670	-£14,285,062

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units		Value Area	Zone C - £1,500 psf
No Units	192	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£57,066,806	£41,366,107	£39,441,445	£39,255,323	£38,790,017	£35,991,802	£34,417,117
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£52,565,381	£37,504,317	£35,586,481	£35,401,006	£34,937,316	£32,119,223	£30,550,007
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£48,044,326	£33,622,395	£31,697,140	£31,509,435	£31,040,172	£28,224,597	£26,660,388
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£43,503,813	£29,705,540	£27,770,554	£27,583,396	£27,115,498	£24,308,113	£22,748,455
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£38,944,010	£25,753,101	£23,823,307	£23,636,640	£23,169,971	£20,369,961	£18,814,400
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£34,365,089	£21,780,752	£19,855,581	£19,669,351	£19,203,777	£16,410,333	£14,858,418
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£29,767,215	£17,788,670	£15,867,556	£15,681,711	£15,217,098	£12,429,417	£10,880,705
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£25,150,561	£13,777,030	£11,859,415	£11,673,901	£11,210,116	£8,411,573	£6,842,034
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£20,499,936	£9,746,009	£7,819,494	£7,631,432	£7,161,278	£4,340,354	£2,773,173
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£15,804,757	£5,664,435	£3,722,982	£3,535,151	£3,065,573	£248,102	-£1,337,257

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£29,167,091	£13,466,392	£11,541,731	£11,355,609	£10,890,303	£8,092,088	£6,517,403
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£24,665,666	£9,604,603	£7,686,767	£7,501,292	£7,037,601	£4,219,509	£2,650,293
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£20,144,612	£5,722,681	£3,797,426	£3,609,720	£3,140,458	£324,883	-£1,239,325
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£15,604,099	£1,805,826	-£129,160	-£316,319	-£784,217	-£3,591,601	-£5,151,259
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£11,044,296	-£2,146,813	-£4,076,407	-£4,263,075	-£4,729,743	-£7,529,753	-£9,085,314
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£6,465,374	-£6,118,962	-£8,044,133	-£8,230,363	-£8,695,937	-£11,489,382	-£13,041,296
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£1,867,501	-£10,111,045	-£12,032,158	-£12,218,003	-£12,682,616	-£15,470,297	-£17,019,009
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	-£2,745,153	-£14,122,684	-£16,040,290	-£16,225,813	-£16,689,538	-£19,480,141	-£21,057,680
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	-£7,399,778	-£18,153,705	-£20,080,220	-£20,268,282	-£20,730,437	-£23,559,361	-£25,126,542
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£12,094,957	-£22,235,279	-£24,176,732	-£24,364,583	-£24,834,141	-£27,651,813	-£29,236,972

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£40,727,949	£25,027,250	£23,102,588	£22,916,466	£22,451,160	£19,652,945	£18,078,260
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£36,226,524	£21,165,460	£19,247,624	£19,062,149	£18,598,459	£15,780,366	£14,211,150
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£31,705,469	£17,283,538	£15,358,283	£15,170,577	£14,701,315	£11,885,740	£10,321,531
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£27,164,956	£13,366,683	£11,431,697	£11,244,538	£10,776,640	£7,969,256	£6,409,598
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£22,605,153	£9,414,244	£7,484,450	£7,297,782	£6,831,114	£4,031,104	£2,475,543
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£18,026,231	£5,441,895	£3,516,724	£3,330,494	£2,864,920	£71,476	-£1,480,439
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£13,428,358	£1,449,813	-£471,301	-£657,146	-£1,121,759	-£3,909,440	-£5,458,152
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£8,811,704	-£2,961,827	-£4,479,442	-£4,664,956	-£5,129,741	-£7,927,284	-£9,496,823
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£4,161,079	-£6,592,848	-£8,519,363	-£8,707,425	-£9,177,579	-£11,998,504	-£13,565,685
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£534,100	-£10,674,422	-£12,615,875	-£12,803,706	-£13,273,284	-£16,090,756	-£17,676,115

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£45,518,234	£29,817,535	£27,892,874	£27,706,752	£27,241,446	£24,443,231	£22,868,546
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£41,016,809	£25,955,746	£24,037,910	£23,852,434	£23,388,744	£20,570,652	£19,001,436
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£36,495,755	£22,073,824	£20,148,568	£19,960,863	£19,491,601	£16,676,026	£15,111,817
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£31,955,242	£18,156,969	£16,221,982	£16,034,824	£15,566,926	£12,759,542	£11,199,884
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£27,395,439	£14,204,530	£12,274,736	£12,088,068	£11,621,400	£8,821,390	£7,265,829
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£22,816,517	£10,232,181	£8,307,010	£8,120,780	£7,655,206	£4,861,761	£3,309,847
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£18,218,644	£6,240,098	£4,318,985	£4,133,140	£3,668,526	£880,846	-£687,866
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£13,601,989	£2,228,459	£310,844	£125,330	-£338,455	-£3,136,998	-£4,706,537
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£8,951,364	-£1,802,562	-£3,729,078	-£3,917,140	-£4,387,294	-£7,205,218	-£8,775,399
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£4,256,186	-£5,934,137	-£7,875,589	-£8,013,420	-£8,482,999	-£11,300,470	-£12,885,629

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£51,180,806	£35,480,107	£33,555,445	£33,369,323	£32,904,017	£30,105,802	£28,531,117
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£46,679,381	£31,618,317	£29,700,481	£29,515,006	£29,051,316	£26,233,223	£24,664,007
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£42,158,326	£27,736,395	£25,811,140	£25,623,435	£25,154,172	£22,338,597	£20,774,388
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£37,617,813	£23,819,540	£21,884,554	£21,697,396	£21,229,498	£18,422,113	£16,862,455
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£33,058,010	£19,867,101	£17,937,307	£17,750,640	£17,283,971	£14,483,961	£12,928,400
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£28,479,089	£15,894,752	£13,969,581	£13,783,351	£13,317,777	£10,524,333	£8,972,418
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£23,881,215	£11,902,670	£9,981,556	£9,795,711	£9,331,098	£6,543,417	£4,994,705
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£19,264,561	£7,891,030	£5,973,415	£5,787,901	£5,324,116	£2,525,573	£956,034
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£14,613,936	£3,860,009	£1,933,494	£1,745,432	£1,275,278	-£1,545,646	-£3,112,827
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£9,918,757	-£221,565	-£2,163,018	-£2,350,849	-£2,820,427	-£5,637,898	-£7,223,257

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units		Value Area	Zone C - £1,750 psf
No Units	**192**	**Sales value inflation**	**Base**
Site Area	**0.29 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£77,817,892	£61,732,641	£59,807,979	£59,621,856	£59,156,551	£56,364,717	£54,813,697
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£72,112,397	£56,852,524	£54,934,689	£54,749,213	£54,285,523	£51,503,384	£49,957,753
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£66,587,569	£51,952,275	£50,040,691	£49,855,806	£49,393,596	£46,620,336	£45,079,636
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£61,043,576	£47,032,068	£45,126,162	£44,941,816	£44,480,951	£41,715,758	£40,179,540
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£55,480,583	£42,092,076	£40,191,285	£40,007,423	£39,547,768	£36,789,839	£35,257,655
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£49,888,206	£37,132,473	£35,236,235	£35,052,803	£34,594,227	£31,842,764	£30,296,846
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£44,255,458	£32,153,432	£30,261,192	£30,078,140	£29,620,508	£26,838,615	£25,289,904
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£38,603,930	£27,155,129	£25,239,386	£25,053,871	£24,590,086	£21,807,375	£20,261,424
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£32,933,789	£22,096,751	£20,182,081	£19,996,846	£19,533,757	£16,755,228	£15,211,601
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£27,245,206	£17,017,297	£15,105,022	£14,920,013	£14,457,492	£11,682,366	£10,140,628

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£49,718,177	£33,832,926	£31,908,265	£31,722,142	£31,256,837	£28,465,003	£26,913,983
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£44,212,683	£28,952,810	£27,034,975	£26,849,498	£26,385,809	£23,603,670	£22,058,038
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£38,687,855	£24,052,561	£22,140,977	£21,956,092	£21,493,882	£18,720,622	£17,179,922
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£33,143,862	£19,132,354	£17,226,448	£17,042,102	£16,581,237	£13,816,044	£12,279,826
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£27,580,869	£14,192,361	£12,291,571	£12,107,709	£11,648,054	£8,890,124	£7,357,941
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£21,988,492	£9,232,759	£7,336,520	£7,153,089	£6,694,513	£3,943,050	£2,397,132
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£16,355,744	£4,253,718	£2,361,477	£2,178,425	£1,720,794	-£1,081,099	-£2,609,810
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£10,704,215	-£744,057	-£2,660,320	-£2,846,843	-£3,309,629	-£6,092,340	-£7,638,290
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£5,034,075	-£5,802,963	-£7,717,633	-£7,902,869	-£8,365,957	-£11,144,486	-£12,688,113
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	-£654,508	-£10,882,417	-£12,794,692	-£12,979,701	-£13,442,222	-£16,217,349	-£17,759,088

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£61,279,035	£45,393,784	£43,469,122	£43,282,999	£42,817,694	£40,025,860	£38,474,840
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£55,773,540	£40,513,667	£38,595,832	£38,410,355	£37,946,666	£35,164,527	£33,618,895
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£50,248,712	£35,613,418	£33,701,834	£33,516,949	£33,054,739	£30,281,479	£28,740,779
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£44,704,719	£30,693,211	£28,787,305	£28,602,959	£28,142,094	£25,376,901	£23,840,683
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£39,141,726	£25,753,218	£23,852,428	£23,668,566	£23,208,911	£20,450,981	£18,918,798
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£33,549,349	£20,793,616	£18,897,377	£18,713,946	£18,255,370	£15,503,907	£13,957,989
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£27,916,601	£15,814,575	£13,922,334	£13,739,282	£13,281,651	£10,499,758	£8,951,047
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£22,265,072	£10,816,272	£8,900,526	£8,715,014	£8,251,229	£5,468,518	£3,922,567
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£16,594,932	£5,757,894	£3,843,224	£3,657,989	£3,194,900	£416,371	-£1,127,256
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£10,906,349	£678,440	-£1,233,835	-£1,418,844	-£1,881,365	-£4,656,491	-£6,196,229

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£66,069,320	£50,184,069	£48,259,408	£48,073,285	£47,607,980	£44,816,145	£43,265,126
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£60,563,826	£45,303,953	£43,386,118	£43,200,641	£42,736,952	£39,954,813	£38,409,181
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£55,038,998	£40,403,704	£38,492,119	£38,307,235	£37,845,024	£35,071,764	£33,531,065
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£49,495,005	£35,483,497	£33,577,591	£33,393,245	£32,932,380	£30,167,187	£28,630,969
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£43,932,012	£30,543,504	£28,642,713	£28,458,852	£27,999,197	£25,241,267	£23,709,084
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£38,339,634	£25,583,902	£23,687,663	£23,504,232	£23,045,656	£20,294,193	£18,748,275
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£32,706,887	£20,604,861	£18,712,620	£18,529,568	£18,071,937	£15,290,044	£13,741,332
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£27,055,358	£15,606,557	£13,690,814	£13,505,300	£13,041,515	£10,258,803	£8,712,853
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£21,385,218	£10,548,180	£8,633,510	£8,448,274	£7,985,185	£5,206,657	£3,663,029
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£15,696,635	£5,468,726	£3,556,451	£3,371,442	£2,908,921	£133,794	-£1,407,945

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£71,731,892	£55,846,641	£53,921,979	£53,735,856	£53,270,551	£50,478,717	£48,927,697
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£66,226,397	£50,966,524	£49,048,689	£48,863,213	£48,399,523	£45,617,384	£44,071,753
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£60,701,569	£46,066,275	£44,154,691	£43,969,806	£43,507,596	£40,734,336	£39,193,636
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£55,157,576	£41,146,068	£39,240,162	£39,055,816	£38,594,951	£35,829,758	£34,293,540
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£49,594,583	£36,206,076	£34,305,285	£34,121,423	£33,661,768	£30,903,839	£29,371,655
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£44,002,206	£31,246,473	£29,350,235	£29,166,803	£28,708,227	£25,956,764	£24,410,846
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£38,369,458	£26,267,432	£24,375,192	£24,192,140	£23,734,508	£20,952,615	£19,403,904
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£32,717,930	£21,269,129	£19,353,386	£19,167,871	£18,704,086	£15,921,375	£14,375,424
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£27,047,789	£16,210,751	£14,296,081	£14,110,846	£13,647,757	£10,869,228	£9,325,601
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£21,359,206	£11,131,297	£9,219,022	£9,034,013	£8,571,492	£5,796,366	£4,254,628

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units		Value Area	Zone C - £1,900 psf
No Units	192	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£89,937,434	£73,933,378	£72,027,900	£71,841,777	£71,376,472	£68,584,637	£67,033,618
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£83,815,962	£68,461,448	£66,543,613	£66,358,137	£65,894,448	£63,112,309	£61,566,677
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£77,675,158	£62,950,204	£61,038,619	£60,853,735	£60,391,524	£57,618,264	£56,077,564
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£71,515,187	£57,419,000	£55,513,094	£55,328,749	£54,867,883	£52,102,690	£50,566,472
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£65,336,216	£51,868,012	£49,967,221	£49,783,359	£49,323,704	£46,565,774	£45,033,591
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£59,138,413	£46,297,413	£44,401,174	£44,217,744	£43,759,167	£41,007,705	£39,479,115
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£52,921,944	£40,707,377	£38,815,135	£38,632,083	£38,174,453	£35,428,668	£33,903,232
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£46,675,951	£35,098,077	£33,209,282	£33,026,556	£32,569,741	£29,828,851	£28,289,406
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£40,384,886	£29,469,688	£27,583,794	£27,401,342	£26,944,202	£24,165,673	£22,622,045
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£34,075,379	£23,810,205	£21,897,930	£21,712,921	£21,250,401	£18,475,273	£16,933,536

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£62,037,719	£46,033,664	£44,128,185	£43,942,062	£43,476,757	£40,684,923	£39,133,903
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£55,916,248	£40,561,734	£38,643,899	£38,458,423	£37,994,733	£35,212,594	£33,666,962
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£49,775,444	£35,050,489	£33,138,905	£32,954,020	£32,491,810	£29,718,550	£28,177,850
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£43,615,473	£29,519,286	£27,613,380	£27,429,035	£26,968,169	£24,202,976	£22,666,758
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£37,436,502	£23,968,298	£22,067,506	£21,883,645	£21,423,990	£18,666,060	£17,133,877
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£31,238,699	£18,397,699	£16,501,460	£16,318,030	£15,859,452	£13,107,991	£11,579,400
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£25,022,230	£12,807,663	£10,915,421	£10,732,369	£10,274,739	£7,528,953	£6,003,517
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£18,776,237	£7,198,363	£5,309,568	£5,126,842	£4,670,027	£1,929,137	£389,692
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£12,485,171	£1,569,974	-£335,920	-£498,372	-£935,612	-£3,734,042	-£5,277,689
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£6,175,665	-£4,089,509	-£6,001,784	-£6,186,793	-£6,649,313	-£9,424,441	-£10,966,178

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£73,598,576	£57,594,521	£55,689,043	£55,502,920	£55,037,614	£52,245,780	£50,694,760
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£67,477,105	£52,122,591	£50,204,756	£50,019,280	£49,555,591	£46,773,452	£45,227,820
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£61,336,301	£46,611,346	£44,699,762	£44,514,877	£44,052,667	£41,279,407	£39,738,707
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£55,176,330	£41,080,143	£39,174,237	£38,989,892	£38,529,026	£35,763,833	£34,227,615
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£48,997,359	£35,529,155	£33,628,364	£33,444,502	£32,984,847	£30,226,917	£28,694,734
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£42,799,556	£29,958,556	£28,062,317	£27,878,887	£27,420,310	£24,668,848	£23,140,258
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£36,583,087	£24,368,520	£22,476,278	£22,293,226	£21,835,596	£19,089,811	£17,564,375
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£30,337,094	£18,759,220	£16,870,425	£16,687,699	£16,230,884	£13,489,994	£11,950,549
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£24,046,028	£13,130,831	£11,244,937	£11,062,485	£10,605,345	£7,826,815	£6,283,188
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£17,736,522	£7,471,348	£5,559,073	£5,374,064	£4,911,544	£2,136,416	£594,679

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£78,388,862	£62,384,807	£60,479,328	£60,293,205	£59,827,900	£57,036,066	£55,485,046
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£72,267,391	£56,912,877	£54,995,042	£54,809,565	£54,345,876	£51,563,737	£50,018,105
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£66,126,587	£51,401,632	£49,490,048	£49,305,163	£48,842,953	£46,069,693	£44,528,993
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£59,966,616	£45,870,429	£43,964,523	£43,780,178	£43,319,312	£40,554,119	£39,017,901
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£53,787,645	£40,319,441	£38,418,649	£38,234,787	£37,775,133	£35,017,203	£33,485,020
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£47,589,841	£34,748,842	£32,852,603	£32,669,173	£32,210,595	£29,459,133	£27,930,543
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£41,373,372	£29,158,806	£27,266,564	£27,083,512	£26,625,882	£23,880,096	£22,354,660
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£35,127,380	£23,549,506	£21,660,711	£21,477,985	£21,021,170	£18,280,280	£16,740,834
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£28,836,314	£17,921,117	£16,035,223	£15,852,770	£15,395,631	£12,617,101	£11,073,474
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£22,526,807	£12,261,634	£10,349,359	£10,164,350	£9,701,829	£6,926,702	£5,384,964

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£84,051,434	£68,047,378	£66,141,900	£65,955,777	£65,490,472	£62,698,637	£61,147,618
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£77,929,962	£62,575,448	£60,657,613	£60,472,137	£60,008,448	£57,226,309	£55,680,677
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£71,789,158	£57,064,204	£55,152,619	£54,967,735	£54,505,524	£51,732,264	£50,191,564
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£65,629,187	£51,533,000	£49,627,094	£49,442,749	£48,981,883	£46,216,690	£44,680,472
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£59,450,216	£45,982,012	£44,081,221	£43,897,359	£43,437,704	£40,679,774	£39,147,591
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£53,252,413	£40,411,413	£38,515,174	£38,331,744	£37,873,167	£35,121,705	£33,593,115
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£47,035,944	£34,821,377	£32,929,135	£32,746,083	£32,288,453	£29,542,668	£28,017,232
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£40,789,951	£29,212,077	£27,323,282	£27,140,556	£26,683,741	£23,942,851	£22,403,406
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£34,498,886	£23,583,688	£21,697,794	£21,515,342	£21,058,202	£18,279,673	£16,736,045
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£28,189,379	£17,924,205	£16,011,930	£15,826,921	£15,364,401	£12,589,273	£11,047,536

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units		Value Area	Zone C - £2,000 psf
No Units	192	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£98,150,462	£82,015,078	£80,119,343	£79,936,017	£79,477,705	£76,727,829	£75,180,231
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£91,618,339	£76,146,531	£74,257,519	£74,074,832	£73,618,111	£70,851,592	£69,305,959
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£85,066,883	£70,258,155	£68,370,570	£68,185,687	£67,723,476	£64,950,216	£63,409,517
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£78,496,261	£64,343,621	£62,437,716	£62,253,370	£61,792,505	£59,027,311	£57,491,094
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£71,906,639	£58,385,303	£56,484,511	£56,300,649	£55,840,994	£53,083,066	£51,550,883
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£65,298,184	£52,407,373	£50,511,135	£50,327,704	£49,869,127	£47,117,664	£45,589,075
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£58,671,064	£46,410,006	£44,517,765	£44,334,712	£43,877,082	£41,131,297	£39,605,861
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£52,025,444	£40,393,376	£38,504,581	£38,321,855	£37,865,040	£35,124,150	£33,601,433
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£45,352,283	£34,357,656	£32,471,762	£32,289,311	£31,833,181	£29,096,411	£27,562,342
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£38,628,826	£28,303,021	£26,419,485	£26,237,258	£25,779,005	£23,003,878	£21,462,141

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

						£97,649,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£70,250,747	£54,115,364	£52,219,629	£52,036,303	£51,577,990	£48,828,114	£47,280,517
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£63,718,625	£48,246,817	£46,357,805	£46,175,117	£45,718,396	£42,951,878	£41,406,245
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£57,167,169	£42,358,440	£40,470,856	£40,285,973	£39,823,762	£37,050,502	£35,509,802
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£50,596,546	£36,443,907	£34,538,002	£34,353,656	£33,892,790	£31,127,597	£29,591,379
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£44,006,925	£30,485,588	£28,584,797	£28,400,935	£27,941,280	£25,183,351	£23,651,168
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£37,398,470	£24,507,659	£22,611,420	£22,427,990	£21,969,413	£19,217,950	£17,689,361
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£30,771,350	£18,510,292	£16,618,051	£16,434,998	£15,977,368	£13,231,583	£11,706,147
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£24,125,730	£12,493,662	£10,604,867	£10,422,141	£9,965,326	£7,224,436	£5,701,718
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£17,452,569	£6,457,942	£4,572,048	£4,389,596	£3,933,467	£1,196,697	-£327,372
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£10,729,112	£403,307	-£1,480,229	-£1,662,457	-£2,120,709	-£4,885,838	-£6,437,573

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

						£57,186,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£81,811,604	£65,676,221	£63,780,486	£63,597,160	£63,138,847	£60,389,972	£58,841,374
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£75,279,482	£59,807,674	£57,918,662	£57,735,975	£57,279,254	£54,512,735	£52,967,102
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£68,728,026	£53,919,298	£52,031,713	£51,846,830	£51,384,619	£48,611,359	£47,070,659
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£62,157,404	£48,004,764	£46,098,859	£45,914,513	£45,453,647	£42,688,454	£41,152,236
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£55,567,782	£42,046,446	£40,145,654	£39,961,792	£39,502,137	£36,744,209	£35,212,025
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£48,959,327	£36,068,516	£34,172,277	£33,988,847	£33,530,270	£30,778,807	£29,250,218
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£42,332,207	£30,071,149	£28,178,908	£27,995,855	£27,538,225	£24,792,440	£23,267,004
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£35,686,587	£24,054,519	£22,165,724	£21,982,998	£21,526,183	£18,785,293	£17,262,576
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£29,013,426	£18,018,799	£16,132,905	£15,950,454	£15,494,324	£12,757,554	£11,223,485
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£22,289,969	£11,964,164	£10,080,628	£9,898,401	£9,440,148	£6,665,021	£5,123,284

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

						£40,420,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£86,601,890	£70,466,507	£68,570,772	£68,387,446	£67,929,133	£65,179,257	£63,631,660
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£80,069,768	£64,597,960	£62,708,948	£62,526,260	£62,069,539	£59,303,021	£57,757,388
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£73,518,311	£58,709,583	£56,821,999	£56,637,116	£56,174,905	£53,401,645	£51,860,945
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£66,947,689	£52,795,050	£50,889,144	£50,704,799	£50,243,933	£47,478,740	£45,942,522
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£60,358,067	£46,836,731	£44,935,940	£44,752,078	£44,292,423	£41,534,494	£40,002,311
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£53,749,613	£40,858,802	£38,962,563	£38,779,133	£38,320,555	£35,569,093	£34,040,503
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£47,122,493	£34,861,435	£32,969,194	£32,786,141	£32,328,511	£29,582,725	£28,057,289
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£40,476,873	£28,844,805	£26,956,010	£26,773,284	£26,316,469	£23,575,579	£22,052,861
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£33,803,712	£22,809,085	£20,923,191	£20,740,739	£20,284,610	£17,547,839	£16,013,771
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£27,080,255	£16,754,450	£14,870,914	£14,688,686	£14,230,434	£11,455,307	£9,913,570

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

						£20,601,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£92,264,462	£76,129,078	£74,233,343	£74,050,017	£73,591,705	£70,841,829	£69,294,231
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£85,732,339	£70,260,531	£68,371,519	£68,188,832	£67,732,111	£64,965,592	£63,419,959
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£79,180,883	£64,372,155	£62,484,570	£62,299,687	£61,837,476	£59,064,216	£57,523,517
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£72,610,261	£58,457,621	£56,551,716	£56,367,370	£55,906,505	£53,141,311	£51,605,094
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£66,020,639	£52,499,303	£50,598,511	£50,414,649	£49,954,994	£47,197,066	£45,664,883
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£59,412,184	£46,521,373	£44,625,135	£44,441,704	£43,983,127	£41,231,664	£39,703,075
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£52,785,064	£40,524,006	£38,631,765	£38,448,712	£37,991,082	£35,245,297	£33,719,861
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£46,139,444	£34,507,376	£32,618,581	£32,435,855	£31,979,040	£29,238,150	£27,715,433
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£39,466,283	£28,471,656	£26,585,762	£26,403,311	£25,947,181	£23,210,411	£21,676,342
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£32,742,826	£22,417,021	£20,533,485	£20,351,258	£19,893,005	£17,117,878	£15,576,141

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units		Value Area	Zone C - RP Periphery £2,250 psf
No Units	192	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£118,683,032	£102,219,330	£100,323,594	£100,140,269	£99,881,957	£96,932,080	£95,404,371
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£111,124,281	£95,340,570	£93,451,558	£93,268,870	£92,812,149	£90,071,823	£88,549,420
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£103,546,196	£88,441,982	£86,559,125	£86,377,020	£85,921,757	£83,190,176	£81,672,631
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£95,948,945	£81,523,733	£79,646,472	£79,464,897	£79,010,957	£76,287,322	£74,774,191
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£88,332,695	£74,585,999	£72,713,774	£72,532,675	£72,079,928	£69,363,448	£67,844,110
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£80,697,612	£67,628,947	£65,761,207	£65,580,533	£65,128,848	£62,392,565	£60,863,975
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£73,043,863	£60,652,751	£58,774,339	£58,591,286	£58,133,656	£55,387,871	£53,862,435
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£65,371,615	£53,631,823	£51,742,828	£51,560,102	£51,103,287	£48,362,397	£46,839,680
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£57,681,035	£46,577,577	£44,691,682	£44,509,230	£44,053,102	£41,316,331	£39,795,902
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£49,972,290	£39,504,614	£37,621,078	£37,438,851	£36,983,281	£34,249,861	£32,731,294

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£90,783,318	£74,319,615	£72,423,880	£72,240,554	£71,782,242	£69,032,366	£67,504,657
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£83,224,567	£67,440,856	£65,551,844	£65,369,155	£64,912,434	£62,172,109	£60,649,706
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£75,646,482	£60,542,268	£58,659,411	£58,477,306	£58,022,043	£55,290,462	£53,772,916
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£68,049,231	£53,624,019	£51,746,758	£51,565,182	£51,111,243	£48,387,608	£46,874,477
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£60,432,980	£46,686,284	£44,814,060	£44,632,961	£44,180,214	£41,463,734	£39,944,395
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£52,797,897	£39,729,233	£37,861,493	£37,680,819	£37,229,134	£34,492,851	£32,964,261
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£45,144,148	£32,753,037	£30,874,625	£30,691,572	£30,233,942	£27,488,156	£25,962,720
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£37,471,901	£25,731,909	£23,843,116	£23,660,388	£23,203,573	£20,462,682	£18,939,966
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£29,781,321	£18,677,862	£16,791,968	£16,609,516	£16,153,388	£13,416,617	£11,896,188
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£22,072,576	£11,604,900	£9,721,364	£9,539,137	£9,083,567	£8,350,146	£4,831,580

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£102,344,175	£85,880,472	£83,984,737	£83,801,411	£83,343,100	£80,593,223	£79,065,514
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£94,785,424	£79,001,713	£77,112,701	£76,930,013	£76,473,292	£73,732,966	£72,210,563
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£87,207,339	£72,103,125	£70,220,268	£70,038,163	£69,582,900	£66,851,319	£65,333,774
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£79,610,088	£65,184,876	£63,307,615	£63,126,039	£62,672,100	£59,948,465	£58,435,334
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£71,993,838	£58,247,141	£56,374,917	£56,193,818	£55,741,071	£53,024,591	£51,505,253
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£64,358,754	£51,290,090	£49,422,350	£49,241,676	£48,789,991	£46,053,708	£44,525,118
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£56,705,005	£44,313,894	£42,435,482	£42,252,429	£41,794,799	£39,049,013	£37,523,577
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£49,032,758	£37,292,766	£35,403,971	£35,221,245	£34,764,430	£32,023,539	£30,500,823
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£41,342,178	£30,238,719	£28,352,825	£28,170,373	£27,714,245	£24,977,474	£23,457,045
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£33,633,433	£23,165,757	£21,282,221	£21,099,994	£20,644,424	£17,911,003	£16,392,437

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£107,134,461	£90,670,758	£88,775,023	£88,591,697	£88,133,385	£85,383,508	£83,855,800
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£99,575,710	£83,791,999	£81,902,987	£81,720,298	£81,263,577	£78,523,252	£77,000,849
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£91,997,625	£76,893,410	£75,010,554	£74,828,449	£74,373,186	£71,641,605	£70,124,059
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£84,400,374	£69,975,162	£68,097,901	£67,916,325	£67,462,386	£64,738,751	£63,225,620
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£76,784,123	£63,037,427	£61,165,203	£60,984,104	£60,531,357	£57,814,877	£56,295,538
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£69,149,040	£56,080,376	£54,212,636	£54,031,962	£53,580,277	£50,843,994	£49,315,403
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£61,495,291	£49,104,180	£47,225,768	£47,042,715	£46,585,084	£43,839,299	£42,313,863
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£53,823,044	£42,083,052	£40,194,256	£40,011,530	£39,554,716	£36,813,825	£35,291,109
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£46,132,464	£35,029,005	£33,143,111	£32,960,659	£32,504,530	£29,767,760	£28,247,331
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£38,423,719	£27,956,043	£26,072,507	£25,890,279	£25,434,709	£22,701,289	£21,182,723

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£112,797,032	£96,333,330	£94,437,594	£94,254,269	£93,795,957	£91,046,080	£89,518,371
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£105,238,281	£89,454,570	£87,565,558	£87,382,870	£86,926,149	£84,185,823	£82,663,420
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£97,660,196	£82,555,982	£80,673,125	£80,491,020	£80,035,757	£77,304,176	£75,786,631
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£90,062,945	£75,637,733	£73,760,472	£73,578,897	£73,124,957	£70,401,322	£68,888,191
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£82,446,695	£68,699,999	£66,827,774	£66,646,675	£66,193,928	£63,477,448	£61,958,110
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£74,811,612	£61,742,947	£59,875,207	£59,694,533	£59,242,848	£56,506,565	£54,977,975
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£67,157,863	£54,766,751	£52,888,339	£52,705,286	£52,247,656	£49,501,871	£47,976,435
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£59,485,615	£47,745,623	£45,856,828	£45,674,102	£45,217,287	£42,476,397	£40,953,680
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£51,795,035	£40,691,577	£38,805,682	£38,623,230	£38,167,102	£35,430,331	£33,909,902
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£44,086,290	£33,618,614	£31,735,078	£31,552,851	£31,097,281	£28,363,861	£26,845,294

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Supported Living - 192 Flats and 6 Supported Living Units		Value Area	Zone C - RP Periphery £2,450 psf
No Units	192	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£135,032,263	£118,382,731	£116,486,995	£116,303,671	£115,845,358	£113,095,481	£111,567,772
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£126,679,162	£110,695,801	£108,806,789	£108,624,100	£108,167,379	£105,427,054	£103,904,651
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£118,307,018	£102,989,042	£101,106,187	£100,924,081	£100,468,818	£97,737,236	£96,219,691
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£109,911,094	£95,262,624	£93,385,363	£93,203,788	£92,749,849	£90,026,213	£88,513,083
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£101,473,540	£87,516,720	£85,644,495	£85,463,396	£85,010,649	£82,294,168	£80,785,013
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£93,017,154	£79,751,498	£77,883,758	£77,703,084	£77,251,399	£74,541,288	£73,035,671
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£84,542,102	£71,967,132	£70,103,329	£69,923,028	£69,472,274	£66,767,756	£65,265,245
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£76,048,552	£64,163,792	£62,303,383	£62,123,403	£61,673,454	£58,952,995	£57,430,277
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£67,536,669	£56,341,649	£54,467,618	£54,285,167	£53,829,038	£51,092,267	£49,571,839
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£59,006,621	£48,465,889	£46,582,353	£46,400,126	£45,944,556	£43,211,135	£41,692,569

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£107,132,548	£90,483,016	£88,587,281	£88,403,956	£87,945,643	£85,195,767	£83,668,058
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£98,779,447	£82,796,087	£80,907,075	£80,724,386	£80,267,665	£77,527,339	£76,004,936
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£90,407,304	£75,089,328	£73,206,472	£73,024,366	£72,569,103	£69,837,522	£68,319,977
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£82,011,379	£67,362,910	£65,485,649	£65,304,073	£64,850,134	£62,126,499	£60,613,368
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£73,573,826	£59,617,005	£57,744,781	£57,563,682	£57,110,935	£54,394,454	£52,885,299
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£65,117,440	£51,851,784	£49,984,044	£49,803,370	£49,351,685	£46,641,574	£45,135,957
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£56,642,388	£44,067,417	£42,203,615	£42,023,313	£41,572,560	£38,868,041	£37,365,531
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£48,148,837	£36,264,078	£34,403,669	£34,223,689	£33,773,739	£31,053,280	£29,530,563
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£39,636,955	£28,441,934	£26,567,904	£26,385,453	£25,929,323	£23,192,553	£21,672,125
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£31,106,907	£20,566,175	£18,682,639	£18,500,411	£18,044,841	£15,311,421	£13,792,855

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£118,693,406	£102,043,873	£100,148,138	£99,964,813	£99,506,501	£96,756,624	£95,228,915
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£110,340,304	£94,356,944	£92,467,932	£92,285,243	£91,828,522	£89,088,196	£87,565,794
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£101,968,161	£86,650,185	£84,767,330	£84,585,224	£84,129,960	£81,398,379	£79,880,834
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£93,572,237	£78,923,767	£77,046,506	£76,864,931	£76,410,991	£73,687,356	£72,174,225
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£85,134,683	£71,177,862	£69,305,638	£69,124,539	£68,671,792	£65,955,311	£64,446,156
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£76,678,297	£63,412,641	£61,544,901	£61,364,227	£60,912,542	£58,202,431	£56,696,814
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£68,203,245	£55,628,275	£53,764,472	£53,584,171	£53,133,417	£50,428,899	£48,926,388
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£59,709,694	£47,824,935	£45,964,526	£45,784,546	£45,334,596	£42,614,138	£41,091,420
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£51,197,812	£40,002,792	£38,128,761	£37,946,310	£37,490,181	£34,753,410	£33,232,982
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£42,667,764	£32,127,032	£30,243,496	£30,061,268	£29,605,698	£26,872,278	£25,353,712

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£123,483,691	£106,834,159	£104,938,424	£104,755,099	£104,296,786	£101,546,909	£100,019,201
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£115,130,590	£99,147,230	£97,258,218	£97,075,529	£96,618,808	£93,878,482	£92,356,079
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£106,758,447	£91,440,471	£89,557,615	£89,375,509	£88,920,246	£86,188,665	£84,671,120
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£98,362,522	£83,714,053	£81,836,792	£81,655,216	£81,201,277	£78,477,642	£76,964,511
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£89,924,968	£75,968,148	£74,095,923	£73,914,825	£73,462,078	£70,745,597	£69,236,442
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£81,468,583	£68,202,927	£66,335,187	£66,154,512	£65,702,828	£62,992,716	£61,487,099
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£72,993,531	£60,418,560	£58,554,758	£58,374,456	£57,923,703	£55,219,184	£53,716,674
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£64,499,980	£52,615,221	£50,754,812	£50,574,832	£50,124,882	£47,404,423	£45,881,706
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£55,988,098	£44,793,077	£42,919,047	£42,736,596	£42,280,466	£39,543,696	£38,023,268
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£47,458,050	£36,917,317	£35,033,782	£34,851,554	£34,395,984	£31,662,564	£30,143,997

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	3%	£129,146,263	£112,496,731	£110,600,995	£110,417,671	£109,959,358	£107,209,481	£105,681,772
6 Supported Living @ LAR 60% LAR : 40% CIR	8%	£120,793,162	£104,809,801	£102,920,789	£102,738,100	£102,281,379	£99,541,054	£98,018,651
6 Supported Living @ LAR 60% LAR : 40% CIR	13%	£112,421,018	£97,103,042	£95,220,187	£95,038,081	£94,582,818	£91,851,236	£90,333,691
6 Supported Living @ LAR 60% LAR : 40% CIR	18%	£104,025,094	£89,376,624	£87,499,363	£87,317,788	£86,863,849	£84,140,213	£82,627,083
6 Supported Living @ LAR 60% LAR : 40% CIR	23%	£95,587,540	£81,630,720	£79,758,495	£79,577,396	£79,124,649	£76,408,168	£74,899,013
6 Supported Living @ LAR 60% LAR : 40% CIR	28%	£87,131,154	£73,865,498	£71,997,758	£71,817,084	£71,365,399	£68,655,288	£67,149,671
6 Supported Living @ LAR 60% LAR : 40% CIR	33%	£78,656,102	£66,081,132	£64,217,329	£64,037,028	£63,586,274	£60,881,756	£59,379,245
6 Supported Living @ LAR 60% LAR : 40% CIR	38%	£70,162,552	£58,277,792	£56,417,383	£56,237,403	£55,787,454	£53,066,995	£51,544,277
6 Supported Living @ LAR 60% LAR : 40% CIR	43%	£61,650,669	£50,455,649	£48,581,618	£48,399,167	£47,943,038	£45,206,267	£43,685,839
6 Supported Living @ LAR 60% LAR : 40% CIR	48%	£53,120,621	£42,579,889	£40,696,353	£40,514,126	£40,058,556	£37,325,135	£35,806,569

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units		Value Area	Zone C - £1,050 psf
No Units	567	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£75,081,139	£35,284,267	£30,758,833	£30,330,355	£29,259,160	£22,831,987	£19,261,336
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£67,766,450	£29,602,491	£25,094,931	£24,668,143	£23,601,174	£17,199,360	£13,627,403
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£60,404,588	£23,871,320	£19,380,262	£18,955,036	£17,891,970	£11,483,877	£7,896,637
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£52,996,014	£18,091,237	£13,615,321	£13,191,529	£12,121,917	£5,686,656	£2,111,510
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£45,541,186	£12,262,722	£7,749,018	£7,321,324	£6,252,088	-£165,818	-£3,788,124
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£38,040,566	£6,329,140	£1,824,671	£1,398,172	£331,927	-£6,192,674	-£9,848,280
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£30,458,757	£344,122	-£4,221,199	-£4,658,771	-£5,752,699	-£12,316,269	-£15,964,672
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£22,814,732	-£5,804,278	-£10,415,450	-£10,852,049	-£11,943,543	-£18,541,055	-£22,229,688
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£15,125,758	-£12,057,195	-£16,694,242	-£17,136,019	-£18,240,463	-£24,864,634	-£28,619,692
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£7,321,046	-£18,427,898	-£23,101,183	-£23,548,647	-£24,667,328	-£31,379,278	-£35,108,150
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£570,181	-£24,940,102	-£29,659,688	-£30,106,538	-£31,223,663	-£37,926,407	-£41,650,155

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£300,659,136	-£240,496,608	-£248,982,042	-£256,410,520	-£251,481,715	-£257,996,888	-£261,479,599
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£212,974,425	-£253,138,384	-£255,645,964	-£256,072,732	-£257,139,701	-£263,541,515	-£267,113,472
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£220,336,287	-£256,869,555	-£261,360,613	-£261,785,839	-£262,848,905	-£269,256,998	-£272,644,238
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£227,744,861	-£262,649,638	-£267,133,564	-£267,549,346	-£268,619,958	-£275,054,219	-£278,629,365
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£235,199,689	-£268,479,153	-£272,991,857	-£273,419,551	-£274,488,787	-£280,906,693	-£284,528,999
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£242,700,309	-£274,411,725	-£278,916,204	-£279,342,703	-£280,408,948	-£286,933,549	-£290,589,155
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£250,282,118	-£280,396,753	-£284,962,074	-£285,399,646	-£286,493,574	-£293,057,144	-£296,705,547
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£257,926,143	-£286,545,153	-£291,156,325	-£291,592,924	-£292,684,418	-£299,281,930	-£302,970,563
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£265,615,117	-£292,795,070	-£297,435,117	-£297,876,894	-£298,981,338	-£305,625,509	-£309,360,567
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£273,419,829	-£299,168,773	-£303,842,058	-£304,289,522	-£305,408,183	-£312,120,153	-£315,849,025
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£281,311,056	-£305,680,977	-£310,400,563	-£310,847,413	-£311,964,538	-£318,667,282	-£322,391,030

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£90,284,613	-£140,121,085	-£144,879,385	-£145,306,153	-£145,139,990	-£147,877,145	-£148,148,474
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£96,643,300	-£134,807,259	-£139,314,819	-£139,741,607	-£140,808,576	-£147,210,390	-£150,762,347
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£104,005,162	-£140,538,430	-£145,029,488	-£145,454,714	-£146,517,780	-£152,925,873	-£156,513,113
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£111,413,736	-£146,318,513	-£150,794,429	-£151,218,221	-£152,288,833	-£158,723,094	-£162,298,240
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£118,868,564	-£152,147,028	-£156,660,732	-£157,088,426	-£158,157,662	-£164,575,568	-£168,197,874
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£126,369,184	-£158,080,600	-£162,585,079	-£163,011,578	-£164,077,823	-£170,602,424	-£174,258,030
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£133,950,993	-£164,065,628	-£168,630,949	-£169,068,521	-£170,162,449	-£176,726,019	-£180,374,422
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£141,595,018	-£170,214,028	-£174,825,200	-£175,261,799	-£176,353,293	-£182,950,805	-£186,639,438
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£149,283,992	-£179,464,945	-£184,103,992	-£184,545,769	-£185,650,213	-£189,294,384	-£193,029,442
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£157,088,704	-£182,837,648	-£187,510,933	-£187,958,397	-£189,077,058	-£195,789,028	-£199,517,900
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£164,979,931	-£189,349,852	-£194,069,438	-£194,516,288	-£195,633,413	-£202,336,157	-£206,059,905

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£41,126,361	-£80,923,233	-£85,446,667	-£85,877,145	-£86,548,340	-£93,375,513	-£98,946,164
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£48,441,050	-£86,605,009	-£91,112,569	-£91,539,357	-£92,606,326	-£99,008,140	-£102,560,097
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£55,802,912	-£92,336,180	-£96,827,238	-£97,252,464	-£98,315,530	-£104,723,623	-£108,310,863
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£63,211,486	-£98,116,263	-£102,592,179	-£103,015,971	-£104,085,583	-£110,520,844	-£114,095,990
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£70,666,314	-£103,944,778	-£108,458,482	-£108,886,176	-£109,955,412	-£116,373,318	-£119,995,624
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£78,166,934	-£109,878,350	-£114,382,829	-£114,809,328	-£115,875,573	-£122,400,174	-£126,055,780
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£85,748,743	-£115,863,378	-£120,428,699	-£120,866,271	-£121,960,199	-£128,523,769	-£132,172,172
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£93,392,768	-£122,011,778	-£126,622,950	-£127,059,549	-£128,151,043	-£134,748,555	-£138,437,188
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£101,081,742	-£128,264,695	-£132,901,742	-£133,343,519	-£134,447,963	-£141,092,134	-£144,827,192
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£108,886,454	-£134,635,398	-£139,308,683	-£139,756,147	-£140,874,808	-£147,586,778	-£151,315,650
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£116,777,681	-£141,147,602	-£145,867,188	-£146,314,038	-£147,431,163	-£154,133,907	-£157,857,655

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£15,853,264	-£23,943,608	-£28,469,042	-£28,897,520	-£29,568,715	-£36,395,888	-£39,966,539
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£8,538,575	-£29,602,564	-£34,132,944	-£34,559,732	-£35,626,701	-£42,028,515	-£45,580,472
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£1,176,713	-£35,356,555	-£39,847,613	-£40,272,839	-£41,335,905	-£47,743,998	-£51,331,238
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£6,231,861	-£41,136,638	-£45,612,554	-£46,036,346	-£47,105,958	-£53,541,219	-£57,116,365
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£13,686,689	-£46,965,153	-£51,478,857	-£51,906,551	-£52,975,787	-£59,393,693	-£63,015,999
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£21,187,309	-£52,898,725	-£57,403,204	-£57,829,703	-£58,895,948	-£65,420,549	-£69,076,155
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£28,769,118	-£58,883,753	-£63,449,074	-£63,886,646	-£64,980,574	-£71,544,144	-£75,192,547
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£36,413,143	-£65,032,153	-£69,643,325	-£70,079,924	-£71,171,418	-£77,768,930	-£81,457,563
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£44,102,117	-£71,285,070	-£75,922,117	-£76,363,894	-£77,468,338	-£84,112,509	-£87,847,567
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£51,906,829	-£77,655,773	-£82,329,058	-£82,776,522	-£83,895,183	-£90,607,153	-£94,336,025
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£59,798,056	-£84,167,977	-£88,887,563	-£89,334,413	-£90,451,538	-£97,154,282	-£100,878,030

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units		Value Area	Zone C - £1,150 psf
No Units	567	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£97,383,700	£57,594,139	£53,120,343	£52,696,759	£51,637,799	£45,284,037	£41,754,169
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£88,987,567	£50,839,787	£46,383,661	£45,961,749	£44,906,966	£38,578,273	£35,030,165
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£80,544,725	£44,036,603	£39,596,791	£39,176,421	£38,125,498	£31,775,296	£28,231,744
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£72,055,629	£37,185,065	£32,751,389	£32,327,596	£31,268,115	£24,911,227	£21,379,621
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£63,504,085	£30,273,138	£25,811,020	£25,388,535	£24,332,321	£17,995,039	£14,474,326
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£54,880,784	£23,271,024	£18,821,371	£18,400,067	£17,346,807	£11,021,176	£7,467,026
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£46,212,149	£16,221,441	£11,782,934	£11,362,688	£10,309,543	£3,928,136	£362,909
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£37,498,642	£9,120,028	£4,636,801	£4,212,320	£3,151,119	-£3,265,163	-£6,891,734
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£28,713,479	£1,901,254	-£2,612,585	-£3,042,707	-£4,118,010	-£10,654,004	-£14,285,262
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£19,847,834	-£5,463,413	-£10,058,119	-£10,493,148	-£11,580,721	-£18,154,529	-£21,829,909
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£10,911,296	-£12,983,903	-£17,826,565	-£18,067,005	-£19,168,103	-£25,825,696	-£29,549,443

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£183,357,178	-£223,146,736	-£227,620,532	-£228,044,116	-£229,103,076	-£235,456,838	-£238,986,706
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£191,753,308	-£229,901,088	-£234,357,214	-£234,779,126	-£235,833,909	-£242,162,602	-£245,710,710
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£200,196,150	-£236,704,272	-£241,144,084	-£241,564,454	-£242,615,377	-£248,965,579	-£252,509,131
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£208,685,246	-£243,555,810	-£247,989,486	-£248,413,279	-£249,472,760	-£255,809,648	-£259,361,254
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£217,236,790	-£250,467,737	-£254,929,855	-£255,352,340	-£256,408,554	-£262,745,836	-£266,266,549
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£225,860,091	-£257,469,851	-£261,919,504	-£262,340,808	-£263,394,068	-£269,719,699	-£273,273,849
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£234,529,726	-£264,519,424	-£268,957,941	-£269,379,157	-£270,431,332	-£276,812,739	-£280,357,666
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£243,242,233	-£271,620,847	-£276,104,074	-£276,528,555	-£277,589,756	-£284,006,038	-£287,632,609
6 Supported Living @ LAR 60% LAR : 41% CIR	41%	-£252,027,396	-£278,839,621	-£283,353,460	-£283,783,582	-£284,858,885	-£291,394,879	-£295,026,137
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£260,893,041	-£286,204,088	-£290,798,994	-£291,234,023	-£292,321,596	-£298,895,404	-£302,570,784
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£269,829,579	-£293,724,778	-£298,367,440	-£298,807,880	-£299,908,978	-£306,566,571	-£310,290,318

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£67,085,650	-£106,874,211	-£111,348,007	-£111,772,591	-£112,831,551	-£119,185,313	-£122,715,181
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£75,422,183	-£113,569,963	-£118,026,089	-£118,448,001	-£119,502,784	-£125,831,477	-£129,379,585
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£83,865,025	-£120,373,147	-£124,812,959	-£125,233,329	-£126,284,252	-£132,634,454	-£136,178,006
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£92,354,121	-£127,224,685	-£131,658,361	-£132,082,154	-£133,141,635	-£139,488,523	-£143,040,129
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£100,905,665	-£134,136,612	-£138,598,730	-£139,021,215	-£140,077,429	-£146,414,711	-£149,935,424
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£109,529,966	-£141,138,726	-£145,588,379	-£146,009,683	-£147,062,943	-£153,388,574	-£156,942,724
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£118,197,601	-£148,188,309	-£152,626,816	-£153,047,062	-£154,100,207	-£160,481,614	-£164,026,541
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£126,911,108	-£155,289,722	-£159,772,949	-£160,197,430	-£161,258,631	-£167,674,913	-£171,301,484
6 Supported Living @ LAR 60% LAR : 41% CIR	41%	-£135,696,271	-£162,508,496	-£167,022,335	-£167,452,457	-£168,527,760	-£175,063,754	-£178,695,012
6 Supported Living @ LAR 60% LAR : 46% CIR	46%	-£144,561,916	-£169,873,163	-£174,467,869	-£174,902,898	-£175,990,471	-£182,564,279	-£186,239,659
6 Supported Living @ LAR 60% LAR : 51% CIR	51%	-£153,498,454	-£177,393,653	-£182,036,315	-£182,476,755	-£183,577,853	-£190,235,446	-£193,959,193

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£16,823,800	-£56,613,361	-£63,087,157	-£63,510,741	-£64,569,701	-£70,923,463	-£74,453,331
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£27,219,933	-£65,367,713	-£69,823,839	-£70,245,751	-£71,300,534	-£77,629,227	-£81,177,335
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£35,662,775	-£72,170,897	-£76,610,709	-£77,031,079	-£78,082,002	-£84,432,204	-£87,975,756
6 Supported Living @ LAR 60% LAR : 16%		-£44,151,871	-£79,022,435	-£83,456,111	-£83,879,904	-£84,939,385	-£91,286,273	-£94,827,879
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£52,703,415	-£85,934,362	-£90,396,480	-£90,818,965	-£91,875,179	-£98,212,461	-£101,733,174
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£61,326,716	-£93,936,476	-£97,386,129	-£97,807,433	-£98,860,693	-£105,186,324	-£108,740,474
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£69,995,351	-£99,986,059	-£104,424,566	-£104,844,812	-£105,897,957	-£112,279,364	-£115,824,291
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£78,709,858	-£107,087,472	-£111,570,699	-£111,995,180	-£113,056,381	-£119,472,663	-£123,099,234
6 Supported Living @ LAR 60% LAR : 41% CIR	41%	-£87,494,021	-£114,306,246	-£118,820,085	-£119,250,207	-£120,325,510	-£126,861,504	-£130,492,762
6 Supported Living @ LAR 60% LAR : 46% CIR	46%	-£96,359,666	-£121,670,913	-£126,265,619	-£126,700,648	-£127,788,221	-£134,362,029	-£138,037,409
6 Supported Living @ LAR 60% LAR : 51% CIR	51%	-£105,296,204	-£129,191,403	-£133,834,065	-£134,274,505	-£135,375,603	-£142,033,196	-£145,756,943

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£38,155,825	-£1,633,736	-£6,107,532	-£6,531,116	-£7,590,076	-£13,943,838	-£17,473,706
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£29,759,692	-£8,388,088	-£12,844,214	-£13,266,126	-£14,320,909	-£20,649,602	-£24,197,710
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£21,316,850	-£15,191,272	-£19,631,084	-£20,051,454	-£21,102,377	-£27,452,579	-£30,996,131
6 Supported Living @ LAR 60% LAR : 16%		£12,827,754	-£22,042,810	-£26,476,486	-£26,900,279	-£27,959,760	-£34,316,648	-£37,858,254
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£4,276,210	-£28,954,737	-£33,416,855	-£33,839,340	-£34,895,554	-£41,232,836	-£44,753,549
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£4,347,091	-£35,956,851	-£40,406,504	-£40,827,808	-£41,881,068	-£48,206,699	-£51,760,849
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£13,015,726	-£43,006,434	-£47,444,941	-£47,866,167	-£48,918,332	-£55,299,739	-£58,844,666
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£21,729,233	-£50,107,847	-£54,591,074	-£55,015,555	-£56,076,756	-£62,493,038	-£66,119,609
6 Supported Living @ LAR 60% LAR : 41% CIR	41%	-£30,514,396	-£57,326,621	-£61,840,460	-£62,270,582	-£63,345,885	-£69,881,879	-£73,513,137
6 Supported Living @ LAR 60% LAR : 46% CIR	46%	-£39,380,041	-£64,691,288	-£69,286,994	-£69,721,023	-£70,808,596	-£77,382,404	-£81,057,784
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£48,316,579	-£72,211,778	-£76,854,440	-£77,294,880	-£78,395,978	-£85,053,571	-£88,777,318

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units		Value Area	Zone C - £1,350 psf
No Units	567	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£141,916,531	£101,881,127	£97,454,916	£97,035,844	£95,988,162	£89,702,071	£86,209,799
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£131,324,587	£92,962,174	£88,543,446	£88,126,027	£87,082,479	£80,821,190	£77,342,697
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£120,686,192	£83,974,908	£79,582,322	£79,166,430	£78,126,700	£71,888,319	£68,422,553
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£109,967,015	£74,949,803	£70,572,026	£70,157,536	£69,121,312	£62,892,390	£59,401,124
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£99,202,039	£65,877,326	£61,513,044	£61,099,833	£60,066,804	£53,802,119	£50,321,621
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£88,391,722	£56,757,950	£52,365,928	£51,949,437	£50,908,208	£44,660,836	£41,190,075
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£77,536,517	£47,542,662	£43,154,800	£42,739,355	£41,700,741	£35,469,054	£32,007,007
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£66,636,881	£38,274,067	£33,895,932	£33,481,411	£32,445,107	£26,205,878	£22,711,620
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£55,685,069	£28,959,496	£24,577,304	£24,158,806	£23,112,563	£16,835,100	£13,347,620
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£44,637,832	£19,557,027	£15,144,174	£14,726,370	£13,681,859	£7,404,516	£3,879,887
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£33,547,103	£10,071,089	£5,645,573	£5,223,199	£4,167,264	-£2,201,434	-£5,784,841

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£138,524,344	-£178,559,748	-£183,285,959	-£183,700,031	-£184,752,713	-£191,036,804	-£194,531,976
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£149,416,288	-£187,780,701	-£192,197,429	-£192,614,848	-£193,658,396	-£199,919,685	-£203,398,178
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£160,054,683	-£196,765,967	-£201,158,553	-£201,574,445	-£202,614,175	-£208,852,556	-£212,318,322
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£170,773,860	-£205,791,072	-£210,168,849	-£210,583,339	-£211,619,563	-£217,848,485	-£221,339,751
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£181,538,836	-£214,863,549	-£219,227,831	-£219,641,042	-£220,674,071	-£226,938,756	-£230,419,254
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£192,349,153	-£223,982,925	-£228,374,947	-£228,791,438	-£229,832,667	-£236,080,039	-£239,550,800
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£203,204,358	-£233,198,213	-£237,586,075	-£238,001,520	-£239,040,134	-£245,271,821	-£248,733,868
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£214,103,994	-£242,466,808	-£246,844,943	-£247,259,464	-£248,295,768	-£254,534,997	-£258,029,255
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£225,055,806	-£251,781,379	-£256,163,571	-£256,582,069	-£257,628,312	-£263,905,775	-£267,393,255
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£236,103,043	-£261,183,848	-£265,596,701	-£266,014,505	-£267,059,016	-£273,336,359	-£276,860,988
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£247,193,772	-£270,659,786	-£275,095,302	-£275,517,676	-£276,573,611	-£282,942,309	-£286,525,716

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£27,253,215	-£40,288,618	-£44,964,826	-£45,379,898	-£46,431,581	-£52,717,672	-£56,189,843
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£33,085,163	-£71,457,576	-£75,866,304	-£76,283,723	-£77,327,271	-£83,588,560	-£87,067,053
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£43,723,558	-£80,454,842	-£84,827,428	-£85,243,320	-£86,283,050	-£92,521,431	-£95,987,197
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£54,442,735	-£89,459,947	-£93,837,724	-£94,252,214	-£95,288,438	-£101,517,360	-£105,008,626
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£65,207,711	-£98,532,424	-£102,896,706	-£103,309,917	-£104,342,946	-£110,607,631	-£114,088,129
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£76,018,028	-£107,651,800	-£112,043,822	-£112,460,313	-£113,501,542	-£119,748,914	-£123,219,675
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£86,873,233	-£116,867,088	-£121,254,950	-£121,670,395	-£122,709,009	-£128,940,696	-£132,402,743
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£97,772,869	-£126,135,683	-£130,513,818	-£130,928,339	-£131,964,643	-£138,203,872	-£141,698,130
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£108,724,681	-£135,450,254	-£139,832,446	-£140,250,944	-£141,297,187	-£147,574,650	-£151,062,130
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£119,771,918	-£144,852,723	-£149,265,576	-£149,683,380	-£150,727,891	-£157,005,234	-£160,529,863
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£130,862,647	-£154,328,661	-£158,764,177	-£159,186,551	-£160,242,486	-£166,611,184	-£170,194,591

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£25,709,031	-£14,326,373	-£18,752,584	-£19,171,656	-£20,219,338	-£26,505,429	-£29,997,701
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£15,117,087	-£23,255,326	-£27,664,054	-£28,081,473	-£29,125,021	-£35,386,310	-£38,864,803
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£4,478,692	-£32,232,592	-£36,625,178	-£37,041,070	-£38,080,800	-£44,319,181	-£47,784,947
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£6,240,485	-£41,257,697	-£45,635,474	-£46,049,964	-£47,086,188	-£53,315,110	-£56,806,376
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£17,005,461	-£50,330,174	-£54,694,456	-£55,107,667	-£56,140,696	-£62,405,381	-£65,885,879
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£27,815,778	-£59,449,550	-£63,841,572	-£64,258,063	-£65,299,292	-£71,546,664	-£75,017,425
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£38,670,983	-£68,664,838	-£73,052,700	-£73,468,145	-£74,506,759	-£80,738,446	-£84,200,493
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£49,570,619	-£77,933,433	-£82,311,568	-£82,726,089	-£83,762,393	-£90,001,622	-£93,495,880
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£60,522,431	-£87,248,004	-£91,630,196	-£92,048,694	-£93,094,937	-£99,372,400	-£102,859,880
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£71,569,668	-£96,650,473	-£101,063,326	-£101,481,130	-£102,525,641	-£108,802,984	-£112,327,613
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£82,660,397	-£106,126,411	-£110,561,927	-£110,984,301	-£112,040,236	-£118,408,934	-£121,992,341

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£82,688,656	£42,653,252	£38,227,041	£37,807,969	£36,760,287	£30,474,196	£26,981,924
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£72,096,712	£33,724,299	£29,315,571	£28,898,152	£27,854,604	£21,593,315	£18,114,822
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£61,458,317	£24,747,033	£20,354,447	£19,938,555	£18,898,825	£12,660,444	£9,194,678
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£50,739,140	£15,721,928	£11,344,151	£10,929,661	£9,893,437	£3,664,515	£173,249
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£39,974,164	£6,649,451	£2,285,169	£1,871,958	£838,929	-£5,425,756	-£8,906,254
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£29,163,847	-£2,469,925	-£6,861,947	-£7,278,438	-£8,319,667	-£14,567,039	-£18,037,800
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£18,308,642	-£11,685,213	-£16,073,075	-£16,488,520	-£17,527,134	-£23,758,821	-£27,220,868
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£7,409,006	-£20,953,808	-£25,331,943	-£25,746,464	-£26,782,768	-£33,021,997	-£36,516,255
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£3,542,808	-£30,268,379	-£34,650,571	-£35,069,069	-£36,115,312	-£42,392,775	-£45,880,255
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£14,589,043	-£39,670,848	-£44,083,701	-£44,501,505	-£45,546,016	-£51,823,359	-£55,347,988
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£25,680,772	-£49,156,786	-£53,592,302	-£54,004,676	-£55,060,611	-£61,429,309	-£65,012,716

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units	Value Area	Zone C - £1,500 psf

No Units	567
Site Area	2.88 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£175,197,152	£134,890,981	£130,508,366	£130,093,428	£129,056,083	£122,832,010	£119,351,678
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£162,941,176	£124,348,164	£119,982,860	£119,569,559	£118,536,306	£112,305,976	£108,827,482
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£150,638,913	£113,757,510	£109,408,187	£108,994,120	£107,954,390	£101,716,011	£98,250,244
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£138,290,815	£103,119,485	£98,742,624	£98,328,133	£97,291,910	£91,074,563	£87,620,481
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£125,897,333	£92,390,829	£88,026,548	£87,613,337	£86,580,308	£80,382,139	£76,938,711
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£113,458,917	£81,614,360	£77,262,270	£76,850,215	£75,820,076	£69,639,245	£66,205,449
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£100,952,372	£70,791,463	£66,450,274	£66,039,253	£65,011,701	£58,846,389	£55,405,193
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£88,380,175	£59,922,608	£55,591,044	£55,180,938	£54,155,672	£47,954,174	£44,499,828
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£75,764,001	£49,008,268	£44,645,401	£44,231,684	£43,197,390	£36,991,632	£33,543,988
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£63,104,307	£37,983,718	£33,621,219	£33,208,187	£32,175,607	£25,960,127	£22,506,333
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£50,387,321	£26,907,328	£22,549,003	£22,131,772	£21,088,697	£14,830,245	£11,353,328

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£108,343,723	-£140,649,894	-£150,232,509	-£150,647,447	-£151,684,792	-£157,906,865	-£161,387,197
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£112,799,699	-£156,392,711	-£160,758,015	-£161,171,316	-£162,204,569	-£168,434,899	-£171,913,393
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£130,101,962	-£166,983,365	-£171,332,688	-£171,746,755	-£172,786,485	-£179,024,864	-£182,490,631
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£142,450,060	-£177,621,390	-£181,998,251	-£182,412,742	-£183,448,965	-£189,666,312	-£193,120,394
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£154,845,542	-£188,350,046	-£192,714,327	-£193,127,538	-£194,160,567	-£200,358,736	-£203,802,164
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£167,281,958	-£199,126,515	-£203,478,605	-£203,890,660	-£204,920,799	-£211,101,630	-£214,535,426
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£179,788,503	-£209,949,412	-£214,290,601	-£214,701,622	-£215,729,174	-£221,894,486	-£225,335,682
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£192,360,700	-£220,818,267	-£225,149,831	-£225,559,937	-£226,585,203	-£232,786,701	-£236,241,047
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£204,976,874	-£231,732,607	-£236,095,474	-£236,509,191	-£237,543,485	-£243,749,243	-£247,196,897
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£217,636,568	-£242,757,157	-£247,119,656	-£247,532,688	-£248,565,288	-£254,760,148	-£258,234,542
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£230,353,554	-£253,833,547	-£258,191,872	-£258,609,103	-£259,652,178	-£265,910,630	-£269,387,547

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£10,787,402	-£20,508,826	-£30,091,441	-£30,506,379	-£31,543,724	-£37,765,797	-£41,246,129
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£1,468,574	-£40,061,586	-£44,426,890	-£44,840,191	-£45,873,444	-£52,103,774	-£55,582,268
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£13,770,837	-£50,652,240	-£55,001,563	-£55,415,630	-£56,455,360	-£62,693,739	-£66,159,506
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£26,119,935	-£61,290,265	-£65,667,126	-£66,081,617	-£67,117,840	-£73,335,187	-£76,789,269
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£38,512,417	-£72,018,921	-£76,383,202	-£76,796,413	-£77,829,442	-£84,027,611	-£87,471,039
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£50,950,833	-£82,795,390	-£87,147,480	-£87,559,535	-£88,589,674	-£94,770,505	-£98,204,301
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£63,457,378	-£93,618,287	-£97,959,476	-£98,370,497	-£99,398,049	-£105,563,361	-£109,004,557
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£76,029,575	-£104,487,142	-£108,818,706	-£109,228,812	-£110,254,078	-£116,455,576	-£119,909,922
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£88,645,749	-£113,401,482	-£117,764,349	-£120,178,066	-£121,212,360	-£127,418,118	-£130,865,772
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£101,305,443	-£126,426,032	-£130,788,531	-£131,201,563	-£132,234,163	-£138,429,023	-£141,903,417
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£114,022,429	-£137,502,422	-£141,860,747	-£142,277,978	-£143,321,053	-£149,579,505	-£153,056,422

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£58,989,652	£18,683,481	£14,300,866	£13,885,928	£12,848,583	£6,624,510	£3,144,178
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£46,733,676	£8,140,664	£3,775,360	£3,362,059	£2,328,806	-£3,901,524	-£7,380,018
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£34,431,413	-£2,448,990	-£6,798,313	-£7,211,380	-£8,251,110	-£14,491,489	-£17,957,256
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£22,083,315	-£13,086,015	-£17,464,876	-£17,879,367	-£18,915,590	-£25,132,937	-£28,587,019
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£9,689,833	-£23,816,671	-£28,180,952	-£28,594,163	-£29,627,192	-£35,825,361	-£39,268,789
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£2,746,583	-£34,593,140	-£38,945,230	-£39,357,285	-£40,387,424	-£46,568,255	-£50,002,051
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£15,255,128	-£45,416,037	-£49,757,226	-£50,168,247	-£51,195,799	-£57,361,111	-£60,802,307
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£27,827,325	-£56,284,892	-£60,616,456	-£61,026,562	-£62,051,828	-£68,253,326	-£71,707,672
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£40,443,499	-£67,199,232	-£71,562,099	-£71,975,816	-£73,010,110	-£79,215,868	-£82,663,522
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£53,103,193	-£78,223,782	-£82,586,281	-£82,999,313	-£84,031,893	-£90,227,573	-£93,701,167
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£65,820,179	-£89,300,172	-£93,658,497	-£94,075,728	-£95,119,803	-£101,377,255	-£104,854,172

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£115,969,277	£75,663,106	£71,280,491	£70,865,553	£69,828,208	£63,604,135	£60,123,803
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£103,713,301	£65,120,289	£60,754,985	£60,341,684	£59,308,431	£53,078,101	£49,599,607
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£91,411,038	£54,529,635	£50,180,312	£49,766,245	£48,726,515	£42,488,136	£39,022,369
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£79,062,940	£43,891,610	£39,514,749	£39,100,258	£38,064,035	£31,846,688	£28,392,606
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£66,669,458	£33,162,954	£28,798,673	£28,385,462	£27,352,433	£21,154,264	£17,710,836
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£54,231,042	£22,386,485	£18,034,395	£17,622,340	£16,592,201	£10,411,370	£6,977,574
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£41,724,497	£11,563,588	£7,222,399	£6,811,378	£5,783,826	-£981,486	-£3,522,290
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£29,152,300	£694,733	-£3,636,831	-£4,046,937	-£5,072,203	-£11,273,701	-£14,728,047
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£16,536,126	-£10,219,607	-£14,582,474	-£14,996,191	-£16,030,485	-£22,236,243	-£25,683,897
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£3,876,432	-£25,056,758	-£29,419,256	-£29,832,288	-£30,864,888	-£37,060,748	-£40,534,542
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£9,840,554	-£32,320,547	-£36,678,872	-£37,096,103	-£38,139,178	-£44,397,630	-£47,874,547

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units		Value Area	Zone C - £1,750 psf
No Units	567	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£230,664,853	£189,751,533	£185,368,919	£184,953,982	£183,916,636	£177,692,563	£174,234,744
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£215,635,491	£176,465,689	£172,100,386	£171,687,085	£170,653,832	£164,454,317	£161,010,142
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£200,559,844	£163,132,007	£158,782,685	£158,370,896	£157,341,425	£151,164,593	£147,733,020
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£185,438,361	£149,750,955	£145,416,298	£145,005,898	£143,979,897	£137,823,892	£134,403,889
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£170,271,493	£136,322,998	£132,001,703	£131,592,569	£130,569,733	£124,432,716	£121,023,262
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£155,059,693	£122,848,604	£118,539,381	£118,131,390	£117,111,416	£110,991,567	£107,591,651
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£139,803,411	£109,328,239	£105,029,810	£104,622,944	£103,605,431	£97,500,947	£94,086,741
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£124,503,099	£95,762,368	£91,473,469	£91,067,409	£90,052,259	£83,907,779	£80,490,227
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£109,159,207	£82,150,148	£77,826,943	£77,417,633	£76,394,356	£70,254,696	£66,843,773
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£93,767,927	£68,428,970	£64,112,875	£63,704,242	£62,682,660	£56,553,170	£53,147,897
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£78,277,585	£54,663,248	£50,353,023	£49,944,953	£48,924,775	£42,775,158	£39,337,955

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£50,079,022	-£90,989,342	-£95,371,956	-£95,786,893	-£96,824,239	-£103,048,312	-£106,506,131
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£65,105,384	-£104,275,186	-£108,640,489	-£109,053,790	-£110,087,043	-£116,286,558	-£119,730,733
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£80,181,031	-£117,808,868	-£121,958,190	-£122,369,979	-£123,399,450	-£129,576,282	-£133,007,855
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£95,302,514	-£130,989,920	-£135,324,577	-£135,734,977	-£136,760,978	-£142,916,883	-£146,336,886
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£110,469,382	-£144,417,877	-£148,739,172	-£149,148,306	-£150,171,142	-£156,308,159	-£159,717,613
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£125,681,182	-£157,892,271	-£162,201,494	-£162,609,485	-£163,629,459	-£169,749,308	-£173,149,224
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£140,937,464	-£171,412,636	-£175,711,065	-£176,118,031	-£177,135,444	-£183,239,928	-£186,654,134
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£156,237,776	-£184,978,507	-£189,267,406	-£189,673,466	-£190,688,616	-£196,833,096	-£200,250,648
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£171,581,668	-£198,590,727	-£202,915,932	-£203,325,242	-£204,346,519	-£210,486,179	-£213,897,102
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£186,972,948	-£212,311,905	-£216,628,000	-£217,036,633	-£218,058,215	-£224,187,709	-£227,592,978
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£202,463,310	-£226,077,627	-£230,387,852	-£230,795,922	-£231,816,100	-£237,965,717	-£241,402,920

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£66,255,103	£25,341,763	£20,959,168	£20,544,232	£19,506,886	£13,282,813	£9,824,994
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£51,225,741	£12,055,939	£7,690,636	£7,277,335	£6,244,082	£44,567	-£3,399,606
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£36,150,094	-£1,277,743	-£5,627,065	-£6,038,854	-£7,068,325	-£13,245,159	-£16,676,730
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£21,028,611	-£14,659,795	-£18,993,452	-£19,403,852	-£20,429,853	-£26,585,858	-£30,005,861
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£5,861,743	-£28,086,752	-£32,408,047	-£32,817,181	-£33,840,017	-£39,977,034	-£43,386,488
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£9,350,057	-£41,561,146	-£45,870,369	-£46,278,360	-£47,298,334	-£53,418,183	-£56,818,099
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£24,606,339	-£55,081,511	-£59,379,940	-£59,786,906	-£60,804,319	-£66,908,803	-£70,323,009
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£39,906,651	-£68,647,382	-£72,936,281	-£73,342,341	-£74,357,491	-£80,501,971	-£83,919,523
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£55,250,543	-£82,259,602	-£86,582,807	-£86,992,117	-£88,013,394	-£94,155,054	-£97,565,977
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£70,641,823	-£95,980,780	-£100,296,875	-£100,705,508	-£101,727,090	-£107,856,580	-£111,261,853
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£86,132,185	-£109,746,502	-£114,056,727	-£114,464,797	-£115,484,975	-£121,634,592	-£125,071,795

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£114,457,353	£73,544,033	£69,161,419	£68,746,482	£67,709,136	£61,485,063	£58,027,244
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£99,427,991	£60,258,189	£55,892,886	£55,479,585	£54,446,332	£48,246,817	£44,802,642
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£84,352,344	£46,924,507	£42,575,185	£42,163,396	£41,133,925	£34,957,093	£31,526,520
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£69,230,861	£33,543,455	£29,208,798	£28,798,398	£27,772,397	£21,616,392	£18,196,389
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£54,063,993	£20,115,498	£15,794,203	£15,385,069	£14,362,233	£8,225,216	£4,815,762
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£38,852,193	£6,641,104	£2,331,881	£1,923,890	£903,916	-£5,216,935	-£8,616,849
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£23,595,911	-£8,879,261	-£11,177,690	-£11,584,656	-£12,602,069	-£18,706,553	-£22,120,759
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£8,295,599	-£22,449,132	-£24,734,031	-£25,140,091	-£26,155,241	-£32,299,721	-£35,717,273
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£7,045,292	-£34,057,352	-£38,380,557	-£38,789,867	-£39,813,144	-£45,952,804	-£49,363,727
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£22,439,573	-£47,778,530	-£52,094,625	-£52,503,258	-£53,524,840	-£59,654,330	-£63,059,603
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£37,929,935	-£61,544,252	-£65,854,477	-£66,262,547	-£67,282,725	-£73,432,342	-£76,869,545

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£171,436,978	£130,523,658	£126,141,044	£125,726,107	£124,686,761	£118,464,688	£115,006,869
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£156,407,616	£117,237,814	£112,872,511	£112,459,210	£111,425,957	£105,226,442	£101,782,267
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£141,331,969	£103,904,132	£99,554,810	£99,143,021	£98,113,550	£91,936,718	£88,505,145
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£126,210,486	£90,523,080	£86,188,423	£85,778,023	£84,752,022	£78,596,017	£75,176,014
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£111,043,618	£77,095,123	£72,773,828	£72,364,694	£71,341,858	£65,204,841	£61,795,387
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£95,831,818	£63,620,729	£59,311,506	£58,903,515	£57,883,541	£51,763,692	£48,363,776
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£80,575,536	£50,100,364	£45,801,935	£45,394,969	£44,377,556	£38,273,072	£34,858,866
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£65,275,224	£36,534,493	£32,245,594	£31,839,534	£30,824,384	£24,679,904	£21,262,352
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£49,931,332	£22,922,273	£18,599,068	£18,189,758	£17,166,481	£11,026,821	£7,615,898
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£34,540,052	£9,201,095	£4,885,000	£4,476,367	£3,454,785	-£2,674,705	-£6,079,973
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£19,049,690	-£4,564,627	-£8,874,852	-£9,282,922	-£10,303,100	-£16,452,717	-£19,889,920

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units		Value Area	Zone C - £1,900 psf
No Units	567	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£263,844,865	£222,514,733	£218,171,785	£217,760,610	£216,732,673	£210,565,049	£207,138,591
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£247,184,523	£207,624,284	£203,298,489	£202,888,937	£201,865,055	£195,721,768	£192,280,657
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£230,478,274	£192,686,429	£188,376,472	£187,968,418	£186,948,283	£180,789,291	£177,357,718
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£213,726,567	£177,701,631	£173,395,180	£172,984,780	£171,958,778	£165,802,774	£162,382,771
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£196,895,989	£162,656,063	£158,334,769	£157,925,635	£156,902,798	£150,765,782	£147,356,327
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£180,020,158	£147,535,853	£143,226,629	£142,818,640	£141,798,665	£135,678,816	£132,278,900
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£163,099,845	£132,369,670	£128,071,241	£127,664,276	£126,646,862	£120,542,379	£117,151,000
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£146,135,502	£117,157,984	£112,869,085	£112,463,024	£111,447,874	£105,356,974	£101,973,140
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£129,127,579	£101,901,258	£97,620,637	£97,215,364	£96,202,185	£90,123,101	£86,728,901
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£112,076,530	£86,599,961	£82,326,378	£81,921,778	£80,910,275	£74,781,204	£71,375,931
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£94,982,804	£71,234,189	£66,923,964	£66,515,892	£65,495,715	£59,374,649	£55,974,057

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	-£16,899,010	-£53,229,142	-£62,568,090	-£62,980,265	-£64,008,202	-£70,179,826	-£73,602,284
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£33,556,952	-£73,116,591	-£77,442,386	-£77,851,938	-£78,875,820	-£85,019,107	-£88,460,218
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£50,262,601	-£88,054,446	-£92,364,403	-£92,772,457	-£93,792,592	-£99,951,584	-£103,383,157
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£67,014,308	-£103,039,244	-£107,345,695	-£107,756,095	-£108,782,097	-£114,938,101	-£118,358,104
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£83,844,886	-£118,084,812	-£122,406,106	-£122,815,240	-£123,838,077	-£129,975,093	-£133,384,548
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£100,720,717	-£133,205,022	-£137,514,246	-£137,922,235	-£138,942,210	-£145,062,059	-£148,461,975
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£117,641,030	-£148,371,205	-£152,669,634	-£153,076,599	-£154,094,013	-£160,198,496	-£163,589,875
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£134,605,373	-£163,582,891	-£167,871,790	-£168,277,851	-£169,293,001	-£175,383,901	-£178,767,735
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£151,613,296	-£178,839,617	-£183,120,238	-£183,525,511	-£184,538,690	-£190,617,774	-£194,011,974
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£168,664,345	-£194,140,914	-£198,414,497	-£198,819,097	-£199,830,600	-£205,959,671	-£209,364,944
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£185,758,071	-£209,506,689	-£213,816,911	-£214,224,983	-£215,245,160	-£221,366,226	-£224,766,818

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£99,435,115	£58,104,983	£53,762,035	£53,350,860	£52,322,923	£46,155,299	£42,728,841
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£82,774,773	£43,214,534	£38,888,739	£38,479,187	£37,455,305	£31,312,018	£27,870,907
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£66,068,524	£28,276,679	£23,966,722	£23,558,668	£22,538,533	£16,379,541	£12,947,968
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£49,316,817	£13,291,881	£8,985,430	£8,575,030	£7,548,978	£1,393,024	-£2,026,979
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£32,486,239	-£1,753,687	-£6,074,981	-£6,484,115	-£7,506,952	-£13,643,968	-£17,053,423
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£15,610,408	-£16,879,897	-£21,180,121	-£21,591,110	-£22,611,085	-£28,730,934	-£32,130,850
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£1,306,905	-£32,040,080	-£36,338,509	-£36,745,474	-£37,762,888	-£43,867,371	-£47,258,750
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£18,274,248	-£47,251,766	-£51,540,665	-£51,946,726	-£52,961,876	-£59,052,776	-£62,436,610
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£35,282,171	-£62,508,492	-£66,789,113	-£67,194,386	-£68,207,565	-£74,286,649	-£77,680,849
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£52,333,220	-£77,809,789	-£82,083,372	-£82,487,972	-£83,499,475	-£89,628,546	-£93,033,819
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£69,426,946	-£93,175,561	-£97,485,786	-£97,893,858	-£98,914,035	-£105,035,101	-£108,435,693

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£147,637,365	£106,307,233	£101,964,285	£101,553,110	£100,525,173	£94,357,549	£90,931,091
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£130,977,023	£91,416,784	£87,090,989	£86,681,437	£85,657,555	£79,514,268	£76,073,157
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£114,270,774	£76,478,929	£72,168,972	£71,760,918	£70,740,783	£64,581,791	£61,150,218
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£97,519,067	£61,494,131	£57,187,680	£56,777,280	£55,751,278	£49,595,274	£46,175,271
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£80,688,489	£46,448,563	£42,127,269	£41,718,135	£40,695,298	£34,558,282	£31,148,827
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£63,812,658	£31,328,353	£27,019,129	£26,611,140	£25,591,165	£19,471,316	£16,071,400
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£46,892,345	£16,162,170	£11,863,741	£11,456,776	£10,439,362	£4,334,879	£943,500
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£29,928,002	£950,484	-£3,358,415	-£3,764,477	-£4,779,628	-£10,869,528	-£14,253,360
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£12,920,079	-£14,306,242	-£18,586,863	-£18,992,136	-£20,005,315	-£26,084,399	-£29,478,599
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£4,130,970	-£29,607,539	-£33,881,122	-£34,285,722	-£35,297,225	-£41,426,296	-£44,831,569
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£21,224,696	-£44,973,311	-£49,283,536	-£49,691,608	-£50,711,785	-£56,832,851	-£60,233,443

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£204,616,990	£163,286,858	£158,943,910	£158,532,735	£157,504,798	£151,337,174	£147,910,716
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£187,956,648	£148,396,409	£144,070,614	£143,661,062	£142,637,180	£136,493,893	£133,052,782
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£171,250,399	£133,458,554	£129,148,597	£128,740,543	£127,720,408	£121,561,416	£118,129,843
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£154,498,692	£118,473,756	£114,167,305	£113,756,905	£112,730,903	£106,574,899	£103,154,896
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£137,668,114	£103,428,188	£99,106,894	£98,697,760	£97,674,923	£91,537,907	£88,128,452
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£120,792,283	£88,307,978	£83,998,754	£83,590,765	£82,570,790	£76,450,941	£73,051,025
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£103,871,970	£73,141,795	£68,843,366	£68,436,401	£67,418,987	£61,314,504	£57,923,125
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£86,907,627	£57,930,109	£53,641,210	£53,235,149	£52,219,999	£46,129,099	£42,745,265
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£69,899,704	£42,673,383	£38,392,762	£37,987,489	£36,974,310	£30,895,226	£27,501,026
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£52,848,655	£27,372,086	£23,098,503	£22,693,903	£21,682,400	£15,553,329	£12,148,056
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£35,754,929	£12,006,314	£7,696,089	£7,288,017	£6,267,840	£146,774	-£3,253,818

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units		Value Area	Zone C - £2,000 psf
No Units	**567**	**Sales value inflation**	**Base**
Site Area	**2.88 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£285,956,698	£244,347,039	£240,004,091	£239,592,916	£238,564,979	£232,397,354	£228,970,896
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£268,190,764	£228,364,974	£224,039,180	£223,629,627	£222,605,746	£216,462,458	£213,049,520
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£250,378,924	£212,335,504	£208,025,546	£207,617,493	£206,597,358	£200,476,548	£197,076,098
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£232,521,625	£196,259,091	£191,963,667	£191,556,989	£190,540,294	£184,440,122	£181,035,359
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£214,619,315	£180,136,186	£175,854,015	£175,448,592	£174,435,032	£168,321,158	£164,911,705
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£196,660,468	£163,967,287	£159,684,795	£159,276,806	£158,256,830	£152,136,982	£148,737,065
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£178,630,801	£147,730,626	£143,432,197	£143,025,231	£142,007,817	£135,903,334	£132,511,955
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£160,557,104	£131,421,727	£127,132,828	£126,726,768	£125,711,618	£119,620,717	£116,236,884
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£142,439,829	£115,067,791	£110,787,170	£110,381,897	£109,368,717	£103,289,633	£99,912,365
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£124,279,425	£98,669,283	£94,386,700	£93,991,099	£92,979,597	£86,910,584	£83,527,954
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£106,076,344	£82,226,869	£77,958,900	£77,554,854	£76,543,008	£70,421,941	£67,021,349

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£5,215,823	-£30,393,836	-£40,736,784	-£41,147,959	-£42,179,896	-£48,348,521	-£51,796,979
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	-£12,550,151	-£52,375,901	-£56,701,695	-£57,111,248	-£58,135,129	-£64,279,417	-£67,691,305
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	-£30,361,951	-£68,405,371	-£72,715,329	-£73,123,382	-£74,143,517	-£80,264,327	-£83,664,777
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£48,219,250	-£84,481,784	-£88,777,208	-£89,183,886	-£90,200,581	-£96,300,753	-£99,705,516
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£66,121,560	-£100,604,677	-£104,886,860	-£105,292,283	-£106,305,843	-£112,419,717	-£115,829,170
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£84,080,407	-£116,773,588	-£121,056,080	-£121,464,069	-£122,484,045	-£128,603,893	-£132,003,810
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£102,110,074	-£133,010,249	-£137,308,678	-£137,715,644	-£138,733,058	-£144,837,541	-£148,228,920
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£120,183,771	-£149,319,148	-£153,608,047	-£154,014,107	-£155,029,257	-£161,120,158	-£164,503,991
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£138,301,046	-£165,673,084	-£169,953,705	-£170,359,978	-£171,372,158	-£177,451,242	-£180,828,610
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£156,461,450	-£182,071,592	-£186,345,175	-£186,749,776	-£187,761,278	-£193,830,291	-£197,212,921
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£174,664,531	-£198,514,006	-£202,781,975	-£203,186,021	-£204,197,667	-£210,318,934	-£213,719,526

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£121,546,948	£79,937,289	£75,594,341	£75,183,166	£74,155,229	£67,987,604	£64,561,146
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£103,781,014	£63,955,224	£59,629,430	£59,219,877	£58,195,996	£52,052,708	£48,639,770
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£85,969,174	£47,925,754	£43,615,796	£43,207,743	£42,187,608	£36,066,798	£32,666,348
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£68,111,875	£31,849,341	£27,553,917	£27,147,239	£26,130,544	£20,030,372	£16,625,609
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£50,209,565	£15,726,448	£11,444,265	£11,038,842	£10,025,282	£3,911,408	£501,955
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£32,250,718	-£442,463	-£4,724,955	-£5,132,944	-£6,153,020	-£12,272,708	-£15,672,625
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£14,221,051	-£16,679,124	-£20,977,553	-£21,384,519	-£22,401,933	-£28,506,416	-£31,897,795
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£3,852,646	-£32,988,023	-£37,276,922	-£37,682,982	-£38,698,132	-£44,789,033	-£48,172,866
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£21,969,921	-£49,341,959	-£53,622,580	-£54,027,853	-£55,040,033	-£61,120,117	-£64,497,485
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£40,130,325	-£65,740,467	-£70,014,050	-£70,418,651	-£71,430,153	-£77,499,166	-£80,881,796
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£58,333,406	-£82,183,881	-£86,450,850	-£86,854,896	-£87,866,542	-£93,987,809	-£97,388,401

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£169,749,198	£128,139,539	£123,796,591	£123,385,416	£122,357,479	£116,189,854	£112,763,396
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£151,983,264	£112,157,474	£107,831,680	£107,422,127	£106,398,246	£100,254,958	£96,842,020
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£134,171,424	£96,128,004	£91,818,046	£91,409,993	£90,389,858	£84,269,048	£80,868,598
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£116,314,125	£80,051,591	£75,756,167	£75,349,489	£74,332,794	£68,232,622	£64,827,859
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£98,411,815	£63,928,698	£59,646,515	£59,241,092	£58,227,532	£52,113,658	£48,704,205
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£80,462,968	£47,759,787	£43,477,295	£43,069,306	£42,049,330	£35,929,482	£32,529,565
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£62,423,301	£31,523,126	£27,224,697	£26,817,731	£25,800,317	£19,695,834	£16,304,455
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£44,349,604	£15,214,227	£10,925,328	£10,519,268	£9,504,118	£3,413,217	£29,384
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£26,232,329	-£1,190,709	-£5,470,330	-£5,875,603	-£6,893,783	-£12,917,867	-£16,295,235
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£8,071,925	-£17,538,217	-£21,811,800	-£22,216,401	-£23,227,903	-£29,296,916	-£32,679,546
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£10,131,156	-£33,980,631	-£38,248,600	-£38,652,646	-£39,664,492	-£45,785,559	-£49,186,151

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£226,728,823	£185,119,164	£180,776,216	£180,365,041	£179,337,104	£173,169,479	£169,743,021
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£208,962,889	£169,137,099	£164,811,305	£164,401,752	£163,377,871	£157,234,583	£153,821,645
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£191,151,049	£153,107,629	£148,797,671	£148,389,618	£147,369,483	£141,248,673	£137,848,223
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£173,293,750	£137,031,216	£132,735,792	£132,329,114	£131,312,419	£125,212,247	£121,807,484
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£155,391,440	£120,908,323	£116,626,140	£116,220,717	£115,207,157	£109,093,283	£105,683,830
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£137,432,593	£104,739,412	£100,456,920	£100,048,931	£99,028,955	£92,909,107	£89,509,190
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£119,402,926	£88,502,751	£84,204,322	£83,797,356	£82,779,942	£76,675,459	£73,284,080
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£101,329,229	£72,193,852	£67,904,953	£67,498,893	£66,483,743	£60,392,842	£57,009,009
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£83,211,954	£55,839,916	£51,559,295	£51,154,022	£50,140,842	£44,061,758	£40,684,490
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£65,051,550	£39,441,408	£35,167,825	£34,763,224	£33,751,722	£27,682,709	£24,300,079
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£46,848,469	£22,998,794	£18,731,025	£18,326,979	£17,315,133	£11,194,066	£7,793,474

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units		Value Area	Zone C - RP Periphery £2,250 psf
No Units	567	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£341,236,280	£298,927,803	£294,584,853	£294,173,679	£293,145,742	£286,978,117	£283,551,660
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£320,706,367	£280,216,699	£275,890,905	£275,481,352	£274,457,471	£268,314,183	£264,901,245
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£300,130,548	£261,458,190	£257,148,234	£256,740,180	£255,720,045	£249,599,235	£246,198,785
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£279,509,270	£242,652,740	£238,357,316	£237,950,638	£236,933,942	£230,833,771	£227,444,787
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£258,842,982	£223,800,809	£219,518,626	£219,113,202	£218,099,644	£212,018,288	£208,639,758
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£238,132,129	£204,902,859	£200,632,639	£200,228,350	£199,217,626	£193,153,284	£189,784,206
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£217,377,162	£185,959,354	£181,699,831	£181,296,556	£180,288,370	£174,239,256	£170,878,636
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£196,578,526	£166,970,755	£162,720,675	£162,318,298	£161,312,356	£155,276,701	£151,896,243
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£175,720,449	£147,937,525	£143,695,647	£143,294,051	£142,285,048	£136,205,965	£132,828,697
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£154,786,660	£128,842,587	£124,569,004	£124,164,404	£123,152,901	£117,083,888	£113,712,214
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£133,810,194	£109,656,946	£105,389,176	£104,985,131	£103,975,019	£97,914,348	£94,547,308

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£80,495,405	£18,186,928	£13,843,978	£13,432,804	£12,404,867	£6,237,242	£2,810,785
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£59,965,492	-£324,176	-£4,649,970	-£5,059,523	-£6,083,408	-£12,225,052	-£15,636,030
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£19,389,673	-£19,282,685	-£23,592,641	-£24,000,695	-£25,020,830	-£31,141,640	-£34,542,090
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	-£1,231,605	-£38,089,135	-£42,383,559	-£42,790,237	-£43,806,933	-£49,907,104	-£53,296,088
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	-£21,897,893	-£58,940,066	-£61,222,249	-£61,627,673	-£62,641,231	-£68,722,587	-£72,101,117
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£42,606,746	-£75,838,016	-£80,108,236	-£80,512,525	-£81,523,249	-£87,587,591	-£90,956,669
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£63,363,713	-£94,781,521	-£99,041,044	-£99,444,319	-£100,452,505	-£106,501,619	-£109,862,239
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£84,162,349	-£113,770,120	-£118,020,200	-£118,422,577	-£119,428,519	-£125,464,174	-£128,844,632
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£105,020,426	-£132,803,350	-£137,045,228	-£137,446,824	-£138,455,827	-£144,534,910	-£147,912,178
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£125,954,215	-£151,898,288	-£156,171,871	-£156,576,471	-£157,587,974	-£163,656,987	-£167,028,661
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£146,930,681	-£171,083,929	-£175,351,699	-£175,755,744	-£176,765,856	-£182,826,527	-£186,193,567

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£176,826,530	£134,518,053	£130,175,103	£129,763,929	£128,735,992	£122,568,367	£119,141,910
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£156,296,617	£115,806,949	£111,481,155	£111,071,602	£110,047,721	£103,904,433	£100,491,495
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£135,720,798	£97,048,440	£92,738,484	£92,330,430	£91,310,295	£85,189,485	£81,789,035
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£115,099,520	£78,242,990	£73,947,566	£73,540,888	£72,524,192	£66,424,021	£63,035,037
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£94,433,232	£59,391,059	£55,108,876	£54,703,452	£53,689,894	£47,608,538	£44,230,008
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£73,722,379	£40,493,109	£36,222,889	£35,818,600	£34,807,876	£28,743,534	£25,374,456
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£52,967,412	£21,549,604	£17,290,081	£16,886,806	£15,878,620	£9,829,506	£6,469,886
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£32,168,776	£2,561,005	-£1,689,075	-£2,091,452	-£3,097,394	-£9,133,049	-£12,513,507
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£11,310,699	-£18,472,223	-£20,714,103	-£21,115,699	-£22,124,702	-£28,203,785	-£31,581,053
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£9,623,090	-£35,567,163	-£39,840,746	-£40,245,346	-£41,256,849	-£47,325,862	-£50,697,536
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£30,599,556	-£54,752,804	-£59,020,574	-£59,424,619	-£60,434,731	-£66,495,402	-£69,862,442

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£225,028,780	£182,720,303	£178,377,353	£177,966,179	£176,938,242	£170,770,617	£167,344,160
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£204,498,867	£164,009,199	£159,683,405	£159,273,852	£158,249,971	£152,106,683	£148,693,745
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£183,923,048	£145,250,690	£140,940,734	£140,532,680	£139,512,545	£133,391,735	£129,991,285
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£163,301,770	£126,445,240	£122,149,816	£121,743,138	£120,726,442	£114,626,271	£111,237,287
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£142,635,482	£107,593,309	£103,311,126	£102,905,702	£101,892,144	£95,810,788	£92,432,258
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£121,924,629	£88,695,359	£84,425,139	£84,020,850	£83,010,126	£76,945,784	£73,576,706
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£101,169,662	£69,751,854	£65,492,331	£65,089,056	£64,080,870	£58,031,756	£54,671,136
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£80,371,026	£50,763,255	£46,513,175	£46,110,798	£45,104,856	£39,069,201	£35,688,743
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£59,512,949	£31,730,025	£27,488,147	£27,086,551	£26,077,548	£19,998,465	£16,621,197
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£38,579,160	£12,635,087	£8,361,504	£7,956,904	£6,945,401	£876,388	-£2,495,286
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£17,602,694	-£8,550,564	-£12,818,324	-£13,222,369	-£14,232,481	-£18,293,162	-£21,660,192

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£282,008,405	£239,699,928	£235,356,978	£234,945,804	£233,917,867	£227,750,242	£224,323,785
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£261,478,492	£220,988,824	£216,663,030	£216,253,477	£215,229,596	£209,086,308	£205,673,370
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£240,902,673	£202,230,315	£197,920,359	£197,512,305	£196,492,170	£190,371,360	£186,970,910
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£220,281,395	£183,424,865	£179,129,441	£178,722,763	£177,706,067	£171,605,896	£168,216,912
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£199,615,107	£164,572,934	£160,290,751	£159,885,327	£158,871,769	£152,790,413	£149,411,883
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£178,904,254	£145,674,984	£141,404,764	£141,000,475	£139,989,751	£133,925,409	£130,556,331
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£158,149,287	£126,731,479	£122,471,956	£122,068,681	£121,060,495	£115,011,381	£111,650,761
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£137,350,651	£107,742,880	£103,492,800	£103,090,423	£102,084,481	£96,048,826	£92,668,368
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£116,492,574	£88,709,650	£84,467,772	£84,066,176	£83,057,173	£76,978,090	£73,600,822
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£95,558,785	£69,614,712	£65,341,129	£64,936,529	£63,925,026	£57,856,013	£54,484,339
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£74,582,319	£50,429,071	£46,161,301	£45,757,256	£44,747,144	£38,686,473	£35,319,433

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Supported Living - 567 Flats and 6 Supported Living Units	Value Area	Zone C - RP Periphery £2,450 psf

No Units	567
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR		£385,459,946	£342,592,413	£338,249,465	£337,838,289	£336,810,352	£330,642,728	£327,216,271
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£362,718,850	£321,698,079	£317,372,285	£316,962,733	£315,938,852	£309,795,563	£306,382,626
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£339,931,848	£300,756,340	£296,446,384	£296,038,330	£295,018,194	£288,897,385	£285,496,936
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£317,099,386	£279,767,659	£275,472,235	£275,065,557	£274,048,862	£267,948,691	£264,559,706
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£294,221,914	£258,732,488	£254,450,315	£254,044,891	£253,031,332	£246,949,978	£243,571,447
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£271,299,878	£237,651,317	£233,381,097	£232,976,808	£231,966,084	£225,901,743	£222,532,663
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£248,333,727	£216,524,581	£212,265,058	£211,861,783	£210,853,598	£204,804,484	£201,443,864
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£225,323,908	£195,352,752	£191,102,672	£190,700,295	£189,694,353	£183,658,697	£180,305,556
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£202,270,869	£174,136,291	£169,894,414	£169,492,818	£168,488,827	£162,464,883	£159,118,247
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£179,175,057	£152,875,662	£148,640,759	£148,239,829	£147,237,501	£141,222,531	£137,850,857
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£155,997,276	£131,571,324	£127,333,396	£126,929,352	£125,919,240	£119,858,568	£116,491,528

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£104,719,071	£81,851,538	£57,508,590	£57,097,414	£56,069,477	£49,901,853	£46,475,396
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£81,977,975	£40,957,204	£36,631,410	£36,221,858	£35,197,977	£29,054,688	£25,641,751
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£59,190,973	£20,015,465	£15,705,509	£15,297,455	£14,277,319	£8,156,510	£4,756,061
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£36,358,511	-£20,973,216	-£25,268,642	-£25,675,318	-£26,692,013	-£32,792,184	-£36,181,169
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£13,481,039	-£22,008,377	-£26,290,550	-£26,695,984	-£27,709,543	-£33,790,897	-£37,169,428
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	-£9,440,997	-£43,089,538	-£47,359,778	-£47,764,067	-£48,774,791	-£54,839,132	-£58,208,212
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	-£32,407,148	-£64,216,294	-£68,475,817	-£68,879,092	-£69,887,277	-£75,936,361	-£79,297,011
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	-£55,416,967	-£85,388,123	-£89,638,203	-£90,040,580	-£91,046,522	-£97,082,178	-£100,435,319
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	-£78,470,006	-£106,604,584	-£110,846,461	-£111,248,057	-£112,252,048	-£118,275,992	-£121,622,628
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	-£101,565,818	-£127,865,213	-£132,100,116	-£132,501,046	-£133,503,374	-£139,518,344	-£142,890,018
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£124,743,599	-£149,169,551	-£153,407,479	-£153,811,523	-£154,821,635	-£160,882,307	-£164,249,347

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£221,050,196	£178,182,663	£173,839,715	£173,428,539	£172,400,602	£166,232,978	£162,806,521
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£198,309,100	£157,288,329	£152,962,535	£152,552,983	£151,529,102	£145,385,813	£141,972,876
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£175,522,098	£136,346,590	£132,036,634	£131,628,580	£130,608,444	£124,487,635	£121,087,186
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£152,689,636	£115,357,909	£111,062,485	£110,655,807	£109,639,112	£103,538,941	£100,149,956
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£129,812,164	£94,322,748	£90,040,565	£89,635,141	£88,621,582	£82,540,228	£79,161,697
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£106,890,128	£73,241,567	£68,971,347	£68,567,058	£67,556,334	£61,491,993	£58,122,913
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£83,923,977	£52,114,831	£47,855,308	£47,452,033	£46,443,848	£40,394,734	£37,034,114
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£60,914,158	£30,943,002	£26,692,922	£26,290,545	£25,284,603	£19,248,947	£15,895,806
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£37,860,119	£9,726,541	£5,484,664	£5,083,060	£4,079,077	-£1,944,967	-£5,291,603
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£14,765,307	-£11,534,089	-£15,768,991	-£16,169,921	-£17,172,289	-£23,187,219	-£26,558,893
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	-£8,412,474	-£32,838,426	-£37,076,354	-£37,480,398	-£38,490,510	-£44,551,182	-£47,918,222

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£269,252,446	£226,384,913	£222,041,965	£221,630,789	£220,602,852	£214,435,228	£211,008,771
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£246,511,350	£205,490,579	£201,164,785	£200,755,233	£199,731,352	£193,588,063	£190,175,126
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£223,724,348	£184,548,840	£180,238,884	£179,830,830	£178,810,694	£172,689,885	£169,289,436
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£200,891,886	£163,560,159	£159,264,735	£158,858,057	£157,841,362	£151,741,191	£148,352,206
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£178,014,414	£142,524,998	£138,242,815	£137,837,391	£136,823,832	£130,742,478	£127,363,947
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£155,092,378	£121,443,817	£117,173,597	£116,769,308	£115,758,584	£109,694,243	£106,325,163
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£132,126,227	£100,317,081	£96,057,558	£95,654,283	£94,646,098	£88,596,984	£85,236,364
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£109,116,408	£79,145,252	£74,895,172	£74,492,795	£73,486,853	£67,451,197	£64,098,056
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£86,063,369	£57,928,791	£53,686,914	£53,285,310	£52,281,327	£46,257,383	£42,910,747
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£62,967,557	£36,668,162	£32,433,259	£32,032,329	£31,030,001	£25,015,031	£21,643,357
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£39,789,776	£15,363,824	£11,125,896	£10,721,852	£9,711,740	£3,651,068	£284,028

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
6 Supported Living Units at LAR	1%	£326,232,071	£283,364,538	£279,021,590	£278,610,414	£277,582,477	£271,414,853	£267,988,396
6 Supported Living @ LAR 60% LAR : 40% CIR	6%	£303,490,975	£262,470,204	£258,144,410	£257,734,858	£256,710,977	£250,567,688	£247,154,751
6 Supported Living @ LAR 60% LAR : 40% CIR	11%	£280,703,973	£241,528,465	£237,218,509	£236,810,455	£235,790,319	£229,669,510	£226,269,061
6 Supported Living @ LAR 60% LAR : 40% CIR	16%	£257,871,511	£220,539,784	£216,244,360	£215,837,682	£214,820,987	£208,720,816	£205,331,831
6 Supported Living @ LAR 60% LAR : 40% CIR	21%	£234,994,039	£199,504,623	£195,222,440	£194,817,016	£193,803,457	£187,722,103	£184,343,572
6 Supported Living @ LAR 60% LAR : 40% CIR	26%	£212,072,003	£178,423,442	£174,153,222	£173,748,933	£172,738,209	£166,673,868	£163,304,788
6 Supported Living @ LAR 60% LAR : 40% CIR	31%	£189,105,852	£157,296,706	£153,037,183	£152,633,908	£151,625,723	£145,576,609	£142,215,989
6 Supported Living @ LAR 60% LAR : 40% CIR	36%	£166,096,033	£136,124,877	£131,874,797	£131,472,420	£130,466,478	£124,430,822	£121,077,681
6 Supported Living @ LAR 60% LAR : 40% CIR	41%	£143,042,994	£114,908,416	£110,666,539	£110,264,943	£109,260,952	£103,237,008	£99,890,372
6 Supported Living @ LAR 60% LAR : 40% CIR	46%	£119,947,182	£93,647,787	£89,412,884	£89,011,954	£88,009,626	£81,994,656	£78,622,982
6 Supported Living @ LAR 60% LAR : 40% CIR	51%	£96,769,401	£72,343,449	£68,105,521	£67,701,477	£66,691,365	£60,630,693	£57,263,653

APPENDIX 4 – APPRAISAL RESULTS OF LOCAL PLAN TYPOLOGIES INCLUDING EXTRA CARE UNITS

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units	
No Units	**86**
Site Area	**1.04 Ha**

Value Area	Zone A - Zone 1 and Eastern Central Zone
Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£29,159,439	£22,626,362	£20,958,946	£20,835,895	£20,528,265	£18,682,485	£17,657,053
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£26,506,685	£20,166,899	£18,505,254	£18,382,538	£18,075,745	£16,234,988	£15,212,346
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£23,840,512	£17,697,219	£16,040,892	£15,918,484	£15,612,462	£13,776,335	£12,756,264
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£21,149,366	£15,217,416	£13,565,958	£13,443,833	£13,138,518	£11,306,629	£10,288,913
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£18,448,600	£12,727,590	£11,080,555	£10,958,686	£10,654,014	£8,825,977	£7,810,401
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£15,738,305	£10,227,834	£8,584,782	£8,463,145	£8,159,050	£6,334,484	£5,320,836

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£72,245,291	-£78,778,369	-£80,445,784	-£80,568,836	-£80,876,466	-£82,722,246	-£83,747,678
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£74,898,046	-£81,237,832	-£82,899,476	-£83,022,193	-£83,328,986	-£85,169,742	-£86,192,385
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£77,564,219	-£83,707,512	-£85,363,838	-£85,486,247	-£85,792,269	-£87,628,396	-£88,648,467
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£80,255,365	-£86,187,315	-£87,838,772	-£87,960,898	-£88,266,213	-£90,098,100	-£91,115,818
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£82,956,131	-£88,677,141	-£90,324,176	-£90,446,045	-£90,750,717	-£92,578,753	-£93,594,330
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£85,666,426	-£91,176,898	-£92,819,948	-£92,941,586	-£93,245,661	-£95,070,247	-£96,083,895

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£30,226,922	-£36,759,100	-£38,426,515	-£38,549,567	-£38,857,197	-£40,702,976	-£41,728,409
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£32,878,777	-£39,218,563	-£40,880,207	-£41,002,924	-£41,309,717	-£43,150,473	-£44,173,116
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£35,544,950	-£41,688,243	-£43,344,569	-£43,466,978	-£43,773,000	-£45,609,127	-£46,629,198
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£38,236,096	-£44,168,045	-£45,819,503	-£45,941,629	-£46,246,944	-£48,078,833	-£49,096,549
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£40,936,862	-£46,657,871	-£48,304,907	-£48,426,776	-£48,731,448	-£50,559,484	-£51,575,061
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£43,647,156	-£49,157,627	-£50,800,679	-£50,922,317	-£51,226,411	-£53,050,978	-£54,064,626

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£16,411,977	-£22,944,227	-£24,611,642	-£24,734,694	-£25,042,324	-£26,888,104	-£27,913,536
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£15,467,931	-£21,807,717	-£23,469,361	-£23,592,078	-£23,898,870	-£25,739,627	-£26,762,270
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£18,134,104	-£24,277,397	-£25,933,723	-£26,056,132	-£26,362,154	-£28,198,281	-£29,218,351
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£20,825,250	-£26,757,199	-£28,408,657	-£28,530,782	-£28,836,097	-£30,667,986	-£31,685,702
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£23,526,016	-£29,247,025	-£30,894,061	-£31,015,930	-£31,320,602	-£33,148,638	-£34,164,215
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£26,236,310	-£31,746,781	-£33,389,833	-£33,511,471	-£33,815,565	-£35,640,131	-£36,653,779

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£7,766,093	£1,233,016	-£434,400	-£557,452	-£865,082	-£2,710,861	-£3,736,294
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£5,113,339	-£1,226,448	-£2,888,092	-£3,010,808	-£3,317,601	-£5,158,358	-£6,181,001
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£2,447,166	-£3,696,127	-£5,352,454	-£5,474,862	-£5,780,884	-£7,617,012	-£8,637,082
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£243,981	-£6,175,930	-£7,827,388	-£7,949,513	-£8,254,828	-£10,086,717	-£11,104,433
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£2,944,747	-£8,665,756	-£10,312,792	-£10,434,660	-£10,739,332	-£12,567,369	-£13,582,945
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£5,655,041	-£11,165,512	-£12,808,564	-£12,930,201	-£13,234,296	-£15,058,862	-£16,072,510

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units		Value Area	Zone A - Kings Cross Lower
No Units	**86**	**Sales value inflation**	**Base**
Site Area	**1.04 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£29,159,439	£22,626,362	£20,958,946	£20,835,895	£20,528,265	£18,682,485	£17,657,053
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£26,506,685	£20,166,899	£18,505,254	£18,382,538	£18,075,745	£16,234,988	£15,212,346
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£23,840,512	£17,697,219	£16,040,892	£15,918,484	£15,612,462	£13,776,335	£12,756,264
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£21,149,366	£15,217,416	£13,565,958	£13,443,833	£13,138,518	£11,306,629	£10,288,913
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£18,448,600	£12,727,590	£11,080,555	£10,958,686	£10,654,014	£8,825,977	£7,810,401
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£15,738,305	£10,227,834	£8,584,782	£8,463,145	£8,159,050	£6,334,484	£5,320,836

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£72,245,291	-£76,778,369	-£80,445,784	-£80,568,835	-£80,876,466	-£82,722,245	-£83,747,878
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£74,898,046	-£81,237,832	-£82,899,476	-£83,022,193	-£83,328,986	-£85,169,742	-£86,192,385
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£77,564,219	-£83,707,512	-£85,363,838	-£85,486,247	-£85,792,269	-£87,628,396	-£88,648,467
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£80,255,365	-£86,187,315	-£87,838,772	-£87,960,898	-£88,266,213	-£90,098,102	-£91,115,818
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£82,956,131	-£88,677,141	-£90,324,176	-£90,446,045	-£90,750,717	-£92,578,753	-£93,594,330
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£85,666,426	-£91,176,894	-£92,819,548	-£92,941,536	-£93,245,881	-£95,070,247	-£96,083,895

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£30,226,022	-£36,759,100	-£38,426,515	-£38,549,567	-£38,857,197	-£40,702,976	-£41,728,409
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£32,879,777	-£39,218,563	-£40,880,207	-£41,002,924	-£41,309,717	-£43,150,473	-£44,173,116
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£35,544,950	-£41,688,243	-£43,344,569	-£43,466,978	-£43,773,000	-£45,609,127	-£46,629,198
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£38,236,096	-£44,168,045	-£45,819,503	-£45,941,629	-£46,246,944	-£48,078,833	-£49,096,549
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£40,936,862	-£46,657,871	-£48,304,907	-£48,426,776	-£48,731,448	-£50,559,484	-£51,575,061
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£43,647,156	-£49,157,627	-£50,800,279	-£50,922,317	-£51,226,611	-£53,050,978	-£54,064,626

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£14,111,176	-£19,044,254	-£20,710,868	-£21,010,808	-£21,317,601	-£23,158,358	-£24,181,001
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£15,467,931	-£21,807,717	-£23,469,361	-£23,592,078	-£23,898,870	-£25,739,627	-£26,762,270
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£18,134,104	-£24,277,397	-£25,933,723	-£26,056,132	-£26,362,154	-£28,198,281	-£29,218,351
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£20,825,250	-£26,757,199	-£28,408,657	-£28,530,782	-£28,836,097	-£30,667,986	-£31,685,702
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£23,526,016	-£29,247,025	-£30,894,061	-£31,015,930	-£31,320,602	-£33,148,638	-£34,164,215
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£26,236,310	-£31,746,781	-£33,389,433	-£33,511,471	-£33,815,765	-£35,640,131	-£36,653,779

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£7,766,093	£1,233,016	-£434,400	-£557,452	-£865,082	-£2,710,861	-£3,736,284
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£5,113,339	-£1,226,448	-£2,888,092	-£3,010,808	-£3,317,601	-£5,158,358	-£6,181,001
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£2,447,166	-£3,696,127	-£5,352,454	-£5,474,862	-£5,780,884	-£7,617,012	-£8,637,082
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£255,981	-£6,175,930	-£7,827,388	-£7,949,513	-£8,254,828	-£10,086,717	-£11,104,433
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£2,944,747	-£8,665,756	-£10,312,792	-£10,434,660	-£10,739,332	-£12,567,369	-£13,582,945
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£5,655,041	-£11,165,512	-£12,808,164	-£12,930,201	-£13,234,496	-£15,058,862	-£16,072,510

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units		Value Area	Zone A - Kings Cross Higher
No Units	86	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£35,777,543	£29,196,739	£27,531,990	£27,408,938	£27,101,308	£25,255,530	£24,230,097
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£32,793,883	£26,411,291	£24,749,647	£24,626,929	£24,320,136	£22,479,381	£21,456,738
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£29,800,565	£23,612,958	£21,956,632	£21,834,223	£21,528,202	£19,692,074	£18,672,003
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£26,797,679	£20,804,504	£19,153,045	£19,030,920	£18,725,605	£16,893,716	£15,876,000
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£23,785,316	£17,986,025	£16,338,991	£16,217,122	£15,912,449	£14,084,412	£13,068,837
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£20,748,197	£15,157,617	£13,514,566	£13,392,929	£13,088,834	£11,264,268	£10,250,620

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£65,827,187	-£72,207,991	-£73,872,741	-£73,995,793	-£74,303,423	-£76,149,201	-£77,174,634
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£68,810,847	-£74,993,440	-£76,655,084	-£76,777,802	-£77,084,594	-£78,925,350	-£79,947,993
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£71,804,166	-£77,791,773	-£79,448,099	-£79,570,508	-£79,876,525	-£81,712,657	-£82,732,728
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£74,807,052	-£80,800,227	-£82,251,685	-£82,373,811	-£82,679,126	-£84,511,015	-£85,528,731
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£77,819,415	-£83,418,706	-£85,065,740	-£85,187,609	-£85,492,282	-£87,320,318	-£88,335,894
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£80,856,534	-£86,247,114	-£87,890,165	-£88,011,802	-£88,315,897	-£90,140,483	-£91,154,111

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£23,607,918	-£30,188,722	-£31,853,472	-£31,976,524	-£32,284,153	-£34,129,932	-£35,155,364
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£26,591,578	-£32,974,171	-£34,635,815	-£34,758,533	-£35,065,325	-£36,906,081	-£37,928,724
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£29,584,897	-£35,772,504	-£37,428,830	-£37,551,239	-£37,857,256	-£39,693,388	-£40,713,458
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£32,587,783	-£38,580,957	-£40,232,416	-£40,354,542	-£40,659,857	-£42,491,746	-£43,509,462
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£35,600,146	-£41,199,436	-£43,046,471	-£43,168,340	-£43,473,013	-£45,301,049	-£46,316,625
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£38,637,265	-£44,227,844	-£45,870,895	-£45,992,533	-£46,296,628	-£48,121,194	-£49,134,842

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£9,107,718	-£12,077,521	-£13,741,989	-£13,865,041	-£14,172,670	-£16,018,449	-£17,043,881
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£9,180,732	-£15,563,325	-£17,224,969	-£17,347,686	-£17,654,479	-£19,495,235	-£20,517,877
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£12,174,051	-£18,361,657	-£20,017,984	-£20,140,392	-£20,446,413	-£22,282,542	-£23,302,612
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£15,176,937	-£21,170,111	-£22,821,570	-£22,943,695	-£23,249,010	-£25,080,899	-£26,098,615
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£18,189,300	-£23,988,590	-£25,635,625	-£25,757,494	-£26,062,167	-£27,890,203	-£28,905,779
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£21,226,419	-£26,816,998	-£28,460,049	-£28,581,687	-£28,885,781	-£30,710,348	-£31,723,996

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£14,384,197	£7,803,393	£6,138,644	£6,015,592	£5,707,962	£3,862,184	£2,836,751
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£11,400,537	£5,017,945	£3,356,301	£3,233,583	£2,926,790	£1,086,035	£63,392
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£8,407,219	£2,219,612	£563,285	£440,877	-£134,956	-£1,700,272	-£2,721,343
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£5,404,332	-£588,842	-£2,240,301	-£2,362,226	-£2,667,741	-£4,499,630	-£5,517,346
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£2,391,970	-£3,407,321	-£5,054,356	-£5,176,224	-£5,480,897	-£7,308,934	-£8,324,509
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£645,145	-£6,235,729	-£7,878,780	-£8,000,418	-£8,304,512	-£10,129,078	-£11,142,726

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units		Value Area	Zone A - Lower Cenral Zone
No Units	86	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£42,395,647	£35,709,019	£34,066,663	£33,945,460	£33,642,453	£31,824,415	£30,803,142
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£39,081,083	£32,614,351	£30,977,679	£30,856,806	£30,554,625	£28,723,772	£27,701,130
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£35,756,859	£29,509,619	£27,872,372	£27,749,963	£27,443,941	£25,607,814	£24,587,743
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£32,423,067	£26,391,591	£24,740,133	£24,618,007	£24,312,693	£22,480,804	£21,463,088
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£29,079,799	£23,244,460	£21,597,426	£21,475,557	£21,170,884	£19,342,847	£18,327,272
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£25,727,146	£20,087,401	£18,444,349	£18,322,711	£18,018,617	£16,194,051	£15,180,403

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£59,009,083	-£65,695,712	-£67,338,068	-£67,459,270	-£67,762,278	-£69,580,316	-£70,601,589
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£62,323,648	-£68,790,380	-£70,427,051	-£70,547,924	-£70,850,106	-£72,680,959	-£73,703,601
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£65,647,872	-£71,895,112	-£73,532,359	-£73,654,768	-£73,960,790	-£75,796,917	-£76,816,987
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£68,981,664	-£75,013,140	-£76,664,597	-£76,786,724	-£77,092,038	-£78,923,927	-£79,941,643
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£72,324,932	-£78,160,271	-£79,807,305	-£79,929,174	-£80,233,847	-£82,061,883	-£83,077,459
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£75,677,585	-£81,317,330	-£82,960,382	-£83,082,019	-£83,386,114	-£85,210,680	-£86,224,328

Residual Land values comapred to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£16,989,814	-£23,676,443	-£25,318,798	-£25,440,001	-£25,743,008	-£27,561,047	-£28,582,320
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£20,304,379	-£26,771,111	-£28,407,782	-£28,528,655	-£28,830,837	-£30,661,690	-£31,684,331
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£23,628,603	-£29,875,843	-£31,513,090	-£31,635,498	-£31,941,520	-£33,777,647	-£34,797,718
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£26,962,395	-£32,993,870	-£34,645,328	-£34,767,454	-£35,072,768	-£36,904,657	-£37,922,373
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£30,305,663	-£36,141,001	-£37,788,036	-£37,909,905	-£38,214,578	-£40,042,614	-£41,058,190
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£33,658,316	-£39,298,060	-£40,941,113	-£41,062,750	-£41,366,845	-£43,191,411	-£44,205,059

Residual Land values comapred to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£421,032	-£6,265,597	-£7,907,952	-£8,029,155	-£8,332,162	-£10,150,201	-£11,171,474
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£2,893,533	-£9,360,265	-£10,996,936	-£11,117,809	-£11,419,991	-£13,250,843	-£14,273,485
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£6,217,757	-£12,464,996	-£14,102,244	-£14,224,652	-£14,530,674	-£16,366,801	-£17,386,872
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£9,551,548	-£15,583,024	-£17,234,482	-£17,356,608	-£17,661,922	-£19,493,811	-£20,511,527
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£12,894,817	-£18,730,155	-£20,377,190	-£20,499,059	-£20,803,732	-£22,631,768	-£23,647,344
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£16,247,470	-£21,887,214	-£23,530,266	-£23,651,904	-£23,955,999	-£25,780,565	-£26,794,213

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£21,002,301	£14,315,673	£12,673,317	£12,552,114	£12,249,107	£10,431,069	£9,409,795
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£17,687,737	£11,221,005	£9,584,333	£9,463,460	£9,161,279	£7,330,426	£6,307,784
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£14,363,513	£8,116,273	£6,479,026	£6,356,617	£6,050,595	£4,214,468	£3,194,397
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£11,029,721	£4,998,245	£3,346,787	£3,224,661	£2,919,347	£1,087,458	£69,742
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£7,686,453	£1,851,114	£204,079	£82,211	-£222,462	-£2,050,499	-£3,066,074
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£4,333,800	-£1,306,943	-£2,949,997	-£3,070,634	-£3,374,729	-£5,199,295	-£6,212,944

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units	

Value Area	**Zone A - Medium Central Zone**

No Units	**86**
Site Area	**1.04 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£57,837,890	£50,904,338	£49,281,981	£49,140,779	£46,837,772	£47,019,734	£46,009,712
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£53,751,213	£47,049,903	£45,413,232	£45,292,359	£44,990,178	£43,177,086	£42,169,813
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£49,654,877	£43,185,406	£41,553,972	£41,433,403	£41,131,981	£39,323,448	£38,318,707
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£45,548,973	£39,310,938	£37,684,300	£37,564,009	£37,263,283	£35,458,925	£34,456,504
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£41,433,593	£35,426,597	£33,804,315	£33,684,278	£33,384,184	£31,583,621	£30,583,308
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£37,308,828	£31,532,475	£29,914,117	£29,794,307	£29,494,783	£27,696,878	£26,683,230

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£43,566,840	-£50,500,393	-£52,142,749	-£52,283,952	-£52,586,958	-£54,384,997	-£55,395,019
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£47,653,518	-£54,354,827	-£55,991,499	-£56,112,372	-£56,414,553	-£58,227,645	-£59,234,918
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£51,749,854	-£58,219,325	-£59,850,759	-£59,971,328	-£60,272,750	-£62,081,283	-£63,086,023
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£55,855,758	-£62,093,793	-£63,720,431	-£63,840,722	-£64,141,448	-£65,945,806	-£66,948,227
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£59,971,138	-£65,978,134	-£67,600,416	-£67,720,453	-£68,020,547	-£69,821,110	-£70,821,423
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£64,095,903	-£69,872,255	-£71,490,614	-£71,610,424	-£71,909,948	-£73,707,853	-£74,721,501

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£1,547,571	-£8,481,124	-£10,123,480	-£10,244,683	-£10,547,689	-£12,365,728	-£13,375,750
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£6,634,248	-£12,335,558	-£13,972,230	-£14,093,102	-£14,395,284	-£16,208,376	-£17,215,649
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£9,730,585	-£16,200,055	-£17,831,490	-£17,952,059	-£18,253,481	-£20,062,014	-£21,066,754
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£13,836,489	-£20,074,523	-£21,701,162	-£21,821,453	-£22,122,178	-£23,926,536	-£24,928,957
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£17,951,869	-£23,958,865	-£25,581,148	-£25,701,184	-£26,001,278	-£27,801,841	-£28,802,153
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£22,076,633	-£27,852,986	-£29,471,344	-£29,591,154	-£29,890,678	-£31,688,584	-£32,702,232

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£15,863,275	£8,925,723	£7,207,366	£7,166,183	£6,863,634	£5,045,119	£4,035,096
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£11,776,598	£5,075,288	£3,438,617	£3,317,744	£3,015,562	£1,202,471	£195,197
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£7,680,261	£1,210,791	£420,644	-£541,212	-£842,635	-£2,651,167	-£3,655,908
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£3,574,357	-£2,663,677	-£4,290,316	-£4,410,607	-£4,711,332	-£6,515,690	-£7,518,111
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£541,023	-£6,548,019	-£8,170,300	-£8,290,338	-£8,590,432	-£10,390,994	-£11,391,307
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£4,665,787	-£10,442,140	-£12,060,498	-£12,180,308	-£12,479,832	-£14,277,737	-£15,291,385

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£36,444,544	£29,510,992	£27,868,635	£27,747,432	£27,444,426	£25,626,388	£24,616,366
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£32,357,867	£25,656,557	£24,019,886	£23,899,013	£23,596,831	£21,783,740	£20,776,467
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£28,261,530	£21,792,060	£20,160,625	£20,040,057	£19,738,634	£17,930,102	£16,925,361
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£24,155,626	£17,917,592	£16,290,954	£16,170,663	£15,869,937	£14,065,579	£13,063,158
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£20,040,247	£14,033,250	£12,410,969	£12,290,931	£11,990,837	£10,190,275	£9,189,962
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£15,915,482	£10,139,129	£8,520,771	£8,400,961	£8,101,437	£6,303,532	£5,289,884

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units		Value Area	Zone A - Higher Central Zone
No Units	**86**	**Sales value inflation**	**Base**
Site Area	**1.04 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£66,662,029	£59,587,377	£57,945,021	£57,823,818	£57,520,812	£55,702,773	£54,692,752
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£62,134,144	£55,298,791	£53,662,119	£53,541,247	£53,239,065	£51,425,972	£50,418,699
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£57,596,602	£51,000,141	£49,368,707	£49,248,138	£48,946,716	£47,138,183	£46,133,444
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£53,049,491	£46,691,521	£45,064,883	£44,944,593	£44,643,866	£42,839,509	£41,837,088
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£48,492,904	£42,373,028	£40,750,747	£40,630,709	£40,330,615	£38,530,052	£37,529,740
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£43,926,932	£38,044,755	£36,426,397	£36,306,587	£36,007,063	£34,209,917	£33,211,504

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£34,742,703	-£41,817,354	-£43,459,710	-£43,580,912	-£43,883,919	-£45,701,958	-£46,711,979
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£39,270,587	-£46,105,940	-£47,742,611	-£47,863,484	-£48,165,666	-£49,978,758	-£50,986,032
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£43,808,129	-£50,404,589	-£52,036,024	-£52,156,593	-£52,458,015	-£54,266,548	-£55,271,287
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£48,355,240	-£54,713,210	-£56,339,848	-£56,460,138	-£56,760,865	-£58,565,222	-£59,567,643
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£52,911,827	-£59,031,703	-£60,653,984	-£60,774,022	-£61,074,116	-£62,874,679	-£63,874,991
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£57,477,799	-£63,359,976	-£64,978,334	-£65,098,143	-£65,397,668	-£67,194,813	-£68,193,227

Residual Land values comapred to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£7,276,568	£201,915	-£1,440,440	-£1,561,643	-£1,864,649	-£3,682,689	-£4,692,710
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£2,748,683	-£4,086,671	-£5,723,342	-£5,844,215	-£6,146,397	-£7,959,489	-£8,966,762
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£1,788,860	-£8,385,320	-£10,016,755	-£10,137,323	-£10,438,746	-£12,247,278	-£13,252,018
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£6,335,971	-£12,693,940	-£14,320,579	-£14,440,869	-£14,741,595	-£16,545,952	-£17,548,373
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£10,892,558	-£17,012,433	-£18,634,715	-£18,754,752	-£19,054,846	-£20,855,410	-£21,855,722
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£15,458,529	-£21,340,707	-£22,959,065	-£23,078,874	-£23,378,399	-£25,175,544	-£26,173,958

Residual Land values comapred to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£24,087,414	£17,012,761	£15,370,405	£15,249,203	£15,548,197	£13,728,157	£12,718,136
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£20,159,529	£13,324,175	£11,687,504	£11,566,631	£11,264,450	£9,451,357	£8,444,084
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£15,621,986	£9,025,526	£7,394,091	£7,273,523	£6,972,100	£5,163,568	£4,158,828
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£11,074,875	£4,716,906	£3,090,267	£2,969,977	£2,669,251	£864,894	-£137,527
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£8,518,288	£398,413	-£1,223,869	-£1,343,906	-£1,644,000	-£3,444,564	-£4,444,876
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£1,952,317	-£3,929,861	-£5,548,219	-£5,668,028	-£5,967,553	-£7,764,698	-£8,763,112

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£45,266,683	£38,194,031	£36,551,675	£36,430,472	£36,127,466	£34,309,427	£33,299,406
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£40,740,798	£33,905,445	£32,268,773	£32,147,900	£31,845,719	£30,032,626	£29,025,353
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£36,203,255	£29,606,795	£27,975,361	£27,854,792	£27,553,370	£25,744,837	£24,740,097
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£31,656,144	£25,298,175	£23,671,537	£23,551,247	£23,250,520	£21,446,163	£20,443,742
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£27,099,558	£20,979,682	£19,357,401	£19,237,363	£18,937,269	£17,136,706	£16,136,394
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£22,533,586	£16,651,409	£15,033,050	£14,913,241	£14,613,716	£12,816,571	£11,818,158

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone A - Zone 1 and Eastern Central Zone
No Units	101	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£30,680,968	£26,909,718	£25,644,998	£25,502,207	£25,147,080	£23,016,319	£21,832,228
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£30,605,114	£24,122,049	£22,861,367	£22,719,659	£22,365,387	£20,239,757	£19,049,879
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£27,568,207	£21,323,036	£20,066,066	£19,924,709	£19,571,316	£17,434,277	£16,238,326
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£24,520,340	£18,512,781	£17,256,421	£17,113,232	£16,758,262	£14,607,439	£13,414,204
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£21,461,614	£15,681,512	£14,411,922	£14,269,029	£13,911,797	£11,768,403	£10,577,629
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£18,392,131	£12,822,695	£11,555,901	£11,413,272	£11,056,703	£8,917,282	£7,728,715

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£6,999,413	£278,172	-£966,548	-£1,128,639	-£1,483,865	-£3,615,227	-£4,799,316
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£3,973,569	-£2,209,495	-£3,770,178	-£3,911,886	-£4,266,158	-£6,391,788	-£7,581,667
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£936,662	-£5,308,510	-£6,565,480	-£6,706,837	-£7,060,230	-£9,197,269	-£10,393,219
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£2,117,206	-£8,118,765	-£9,375,125	-£9,518,313	-£9,873,283	-£12,004,106	-£13,217,341
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£5,169,931	-£10,950,033	-£12,219,623	-£12,362,516	-£12,719,749	-£14,863,142	-£16,053,916
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£8,239,415	-£13,808,850	-£15,075,645	-£15,218,273	-£15,574,843	-£17,714,283	-£18,902,830

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£18,034,777	£11,313,536	£10,048,816	£9,906,725	£9,551,498	£7,420,137	£6,236,047
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£15,008,932	£8,525,868	£7,265,185	£7,123,477	£6,769,206	£4,643,576	£3,453,697
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£11,972,026	£5,726,854	£4,469,884	£4,328,527	£3,975,134	£1,838,095	£642,144
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£8,924,158	£2,916,599	£1,660,239	£1,517,051	£1,159,080	-£982,745	-£2,181,977
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£5,865,432	£85,330	-£1,184,290	-£1,327,152	-£1,684,385	-£3,827,779	-£5,018,553
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£2,795,949	-£2,773,487	-£4,040,281	-£4,182,909	-£4,539,479	-£6,678,899	-£7,867,466

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£22,607,322	£15,886,081	£14,621,361	£14,479,270	£14,124,044	£11,992,682	£10,808,593
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£19,581,478	£13,098,413	£11,837,731	£11,696,023	£11,341,751	£9,216,121	£8,026,243
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£16,544,571	£10,299,400	£9,042,429	£8,901,073	£8,547,679	£6,410,640	£5,214,690
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£13,496,704	£7,489,144	£6,232,785	£6,089,596	£5,731,626	£3,583,803	£2,390,568
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£10,437,978	£4,657,876	£3,388,286	£3,245,393	£2,888,161	£744,767	-£446,007
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£7,368,495	£1,799,059	£532,264	£389,636	£33,066	-£2,106,354	-£3,294,921

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£28,012,504	£21,291,263	£20,026,543	£19,884,452	£19,529,225	£17,397,864	£16,213,775
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£24,986,659	£18,503,595	£17,242,912	£17,101,205	£16,746,933	£14,621,303	£13,431,424
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£21,949,753	£15,704,581	£14,447,611	£14,306,254	£13,952,861	£11,815,822	£10,619,872
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£18,901,885	£12,894,326	£11,637,966	£11,494,778	£11,136,807	£8,988,985	£7,795,750
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£15,843,160	£10,063,058	£8,793,467	£8,650,575	£8,293,342	£6,149,949	£4,959,175
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£12,773,676	£7,204,241	£5,937,446	£5,794,818	£5,438,248	£3,298,828	£2,110,261

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone A - Kings Cross Lower
No Units	**101**	**Sales value inflation**	**Base**
Site Area	**0.27 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£30,600,866	£26,509,716	£25,644,998	£25,502,907	£25,147,680	£23,016,319	£21,832,229
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£30,605,114	£24,122,049	£22,861,367	£22,719,659	£22,365,387	£20,239,757	£19,049,879
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£27,568,207	£21,323,036	£20,066,066	£19,924,709	£19,571,316	£17,434,277	£16,238,326
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£24,520,340	£18,512,781	£17,256,421	£17,113,232	£16,755,262	£14,607,439	£13,414,204
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£21,461,614	£15,681,512	£14,411,922	£14,269,029	£13,911,797	£11,768,403	£10,577,629
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£18,392,131	£12,822,695	£11,555,901	£11,413,272	£11,056,703	£8,917,282	£7,728,715

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£6,999,413	£278,172	-£866,548	-£1,128,639	-£1,483,865	-£3,615,227	-£4,799,316
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£3,973,569	-£2,269,495	-£3,770,178	-£3,911,886	-£4,266,158	-£6,391,788	-£7,581,667
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£936,662	-£5,308,510	-£6,565,480	-£6,706,837	-£7,060,230	-£9,197,269	-£10,393,219
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£2,112,206	-£8,115,765	-£9,375,125	-£9,518,313	-£9,876,283	-£12,024,106	-£13,217,341
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£5,169,931	-£10,950,033	-£12,219,623	-£12,362,516	-£12,719,749	-£14,863,142	-£16,053,916
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£8,239,415	-£13,808,850	-£15,075,645	-£15,218,273	-£15,574,843	-£17,714,263	-£18,902,830

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£18,034,777	£11,313,536	£10,048,816	£9,906,725	£9,551,498	£7,420,137	£6,236,047
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£15,008,932	£8,525,868	£7,265,185	£7,123,477	£6,769,206	£4,643,576	£3,453,697
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£11,972,026	£5,726,854	£4,469,884	£4,328,527	£3,975,134	£1,838,095	£642,144
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£8,924,158	£2,916,599	£1,660,239	£1,517,051	£1,159,080	-£982,743	-£2,181,977
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£5,865,432	£85,330	-£1,184,260	-£1,327,152	-£1,684,385	-£3,827,779	-£5,018,553
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£2,795,949	-£2,773,487	-£4,040,281	-£4,182,909	-£4,539,479	-£6,678,899	-£7,867,466

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£22,607,322	£15,886,081	£14,621,361	£14,479,270	£14,124,044	£11,992,682	£10,808,593
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£19,581,478	£13,098,413	£11,837,731	£11,696,023	£11,341,751	£9,216,121	£8,026,243
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£16,544,571	£10,299,400	£9,042,429	£8,901,073	£8,547,679	£6,410,640	£5,214,690
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£13,496,704	£7,489,144	£6,232,785	£6,089,596	£5,731,626	£3,583,803	£2,390,568
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£10,437,978	£4,657,876	£3,388,286	£3,245,393	£2,888,161	£744,767	-£446,007
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£7,368,495	£1,799,059	£532,264	£389,636	£33,066	-£2,106,354	-£3,294,921

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£28,012,504	£21,291,263	£20,026,543	£19,884,452	£19,529,225	£17,397,864	£16,213,775
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£24,986,659	£18,503,595	£17,242,912	£17,101,205	£16,746,933	£14,621,303	£13,431,424
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£21,949,753	£15,704,581	£14,447,611	£14,306,254	£13,952,861	£11,815,822	£10,619,872
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£18,901,885	£12,894,326	£11,637,966	£11,494,778	£11,136,807	£8,988,985	£7,795,750
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£15,843,160	£10,063,058	£8,793,467	£8,650,575	£8,293,342	£6,149,949	£4,959,175
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£12,773,676	£7,204,241	£5,937,446	£5,794,818	£5,438,248	£3,298,828	£2,110,261

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units

Value Area	Zone A - Kings Cross Higher

No Units	101
Site Area	0.27 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£41,190,652	£34,346,531	£33,083,811	£32,941,720	£32,588,493	£30,455,132	£28,277,042
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£37,786,823	£31,188,922	£29,928,240	£29,786,531	£29,432,260	£27,306,631	£26,125,725
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£34,371,932	£28,017,968	£26,760,998	£26,619,640	£26,266,248	£24,145,890	£22,967,913
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£30,946,081	£24,835,772	£23,582,192	£23,441,155	£23,088,565	£20,973,022	£19,797,720
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£27,509,370	£21,642,438	£20,391,928	£20,251,183	£19,899,319	£17,786,160	£16,595,387
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£24,061,901	£18,438,070	£17,190,314	£17,049,830	£16,698,349	£14,558,929	£13,370,363

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£14,559,107	£7,716,985	£6,452,265	£6,310,174	£5,954,948	£3,823,586	£2,639,497
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£11,155,278	£4,557,376	£3,296,695	£3,154,986	£2,800,714	£675,085	-£508,820
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£7,740,387	£1,386,423	£129,452	-£11,905	-£365,297	-£2,485,656	-£3,663,632
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£4,314,535	-£1,799,774	-£3,049,354	-£3,190,390	-£3,542,980	-£5,658,523	-£6,833,826
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£877,824	-£4,980,107	-£6,230,617	-£6,380,362	-£6,732,226	-£8,845,385	-£10,036,159
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£2,569,644	-£8,193,475	-£9,441,231	-£9,581,715	-£9,933,196	-£12,072,616	-£13,261,182

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£25,594,470	£18,752,349	£17,487,629	£17,345,538	£16,990,311	£14,858,950	£13,674,861
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£22,190,642	£15,592,740	£14,332,058	£14,190,349	£13,836,078	£11,710,449	£10,529,543
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£18,775,750	£12,421,786	£11,164,816	£11,023,458	£10,670,066	£8,549,708	£7,371,732
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£15,349,899	£9,239,590	£7,986,010	£7,844,973	£7,492,383	£5,376,840	£4,201,538
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£11,913,188	£6,046,256	£4,795,747	£4,655,001	£4,303,137	£2,189,979	£999,205
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£8,465,720	£2,841,888	£1,594,133	£1,453,648	£1,102,168	-£1,037,252	-£2,225,819

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£30,167,016	£23,324,894	£22,060,174	£21,918,083	£21,562,857	£19,431,495	£18,247,406
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£26,763,187	£20,165,285	£18,904,604	£18,762,895	£18,408,623	£16,282,994	£15,102,089
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£23,348,296	£16,994,332	£15,737,361	£15,596,004	£15,242,612	£13,122,254	£11,944,277
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£19,922,444	£13,812,135	£12,558,555	£12,417,519	£12,064,929	£9,949,386	£8,774,083
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£16,485,733	£10,618,802	£9,368,292	£9,227,547	£8,875,683	£6,762,524	£5,571,750
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£13,038,265	£7,414,434	£6,166,678	£6,026,194	£5,674,713	£3,535,293	£2,346,727

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£35,572,198	£28,730,076	£27,465,356	£27,323,265	£26,968,039	£24,836,677	£23,652,588
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£32,168,369	£25,570,467	£24,309,786	£24,168,077	£23,813,805	£21,688,176	£20,507,270
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£28,753,477	£22,399,514	£21,142,543	£21,001,185	£20,647,793	£18,527,435	£17,349,459
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£25,327,626	£19,217,317	£17,963,737	£17,822,701	£17,470,111	£15,354,568	£14,179,265
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£21,890,915	£16,023,983	£14,773,474	£14,632,728	£14,280,864	£12,167,706	£10,976,932
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£18,443,447	£12,819,616	£11,571,860	£11,431,375	£11,079,895	£8,940,475	£7,751,909

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone A - Lower Cenral Zone
No Units	101	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£48,741,506	£41,787,344	£40,922,624	£40,380,533	£40,025,306	£37,893,045	£36,709,855
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£44,968,532	£38,255,795	£36,995,112	£36,853,403	£36,499,132	£34,373,503	£33,192,597
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£41,175,656	£34,712,899	£33,455,929	£33,314,572	£32,961,179	£30,840,821	£29,662,845
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£37,371,820	£31,158,763	£29,905,183	£29,764,147	£29,411,555	£27,296,012	£26,120,711
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£33,557,124	£27,593,488	£26,342,979	£26,202,233	£25,850,370	£23,739,189	£22,566,311
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£29,731,671	£24,017,181	£22,769,425	£22,628,939	£22,277,728	£20,170,461	£18,999,758

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£22,110,020	£15,155,798	£13,891,078	£13,748,987	£13,393,761	£11,262,399	£10,078,310
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£18,336,986	£11,624,249	£10,363,567	£10,221,858	£9,867,586	£7,741,957	£6,561,052
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£14,544,111	£8,081,354	£6,824,384	£6,683,027	£6,329,634	£4,209,276	£3,031,299
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£10,740,275	£4,527,217	£3,273,637	£3,132,601	£2,780,010	£664,467	-£513,836
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£6,925,579	£961,543	-£281,957	-£422,717	-£761,176	-£2,850,357	-£4,065,235
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£3,100,126	-£2,614,365	-£3,862,121	-£4,002,606	-£4,353,817	-£6,461,084	-£7,631,787

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£33,145,384	£26,191,162	£24,926,442	£24,784,351	£24,429,124	£22,297,763	£21,113,674
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£29,372,350	£22,659,613	£21,398,930	£21,257,222	£20,902,950	£18,777,321	£17,596,415
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£25,579,475	£19,116,717	£17,859,747	£17,718,390	£17,364,997	£15,244,639	£14,066,663
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£21,775,638	£15,562,581	£14,309,001	£14,167,965	£13,815,374	£11,699,830	£10,524,529
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£17,960,942	£11,997,306	£10,746,797	£10,606,051	£10,254,188	£8,143,007	£6,970,129
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£14,135,489	£8,420,999	£7,173,243	£7,032,757	£6,681,546	£4,574,280	£3,403,577

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£37,717,929	£30,763,707	£29,498,987	£29,356,897	£29,001,670	£26,870,308	£25,686,219
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£33,944,895	£27,232,158	£25,971,476	£25,829,767	£25,475,495	£23,349,866	£22,168,961
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£30,152,020	£23,689,263	£22,432,293	£22,290,936	£21,937,543	£19,817,185	£18,639,208
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£26,348,184	£20,135,127	£18,881,547	£18,740,510	£18,387,919	£16,272,376	£15,097,074
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£22,533,488	£16,569,852	£15,319,342	£15,178,597	£14,826,734	£12,715,552	£11,542,674
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£18,708,035	£12,993,544	£11,745,788	£11,605,303	£11,254,092	£9,146,825	£7,976,122

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£43,123,111	£36,168,889	£34,904,169	£34,762,078	£34,406,852	£32,275,490	£31,091,401
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£39,350,077	£32,637,340	£31,376,658	£31,234,949	£30,880,677	£28,755,048	£27,574,143
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£35,557,202	£29,094,445	£27,837,474	£27,696,118	£27,342,725	£25,222,366	£24,044,390
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£31,753,365	£25,540,308	£24,286,728	£24,145,692	£23,793,101	£21,677,558	£20,502,256
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£27,938,670	£21,975,034	£20,724,524	£20,583,779	£20,231,916	£18,120,734	£16,947,856
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£24,113,216	£18,398,726	£17,150,970	£17,010,485	£16,659,274	£14,552,007	£13,381,304

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone A - Medium Central Zone
No Units	101	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£66,250,036	£59,100,142	£57,854,428	£57,714,474	£57,304,585	£55,251,176	£54,067,086
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£61,612,422	£54,723,624	£53,481,889	£53,342,310	£52,988,501	£50,862,872	£49,681,966
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£56,963,913	£50,334,407	£49,077,437	£48,936,079	£48,582,686	£46,462,329	£45,284,352
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£52,304,608	£45,912,409	£44,658,829	£44,517,793	£44,165,202	£42,049,658	£40,874,357
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£47,634,608	£41,479,272	£40,228,763	£40,088,017	£39,736,155	£37,624,973	£36,452,095
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£42,954,010	£37,035,103	£35,787,347	£35,646,863	£35,295,652	£33,188,385	£32,017,681

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£39,618,490	£32,468,597	£31,222,883	£31,082,928	£30,733,040	£28,619,629	£27,435,540
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£34,980,877	£28,092,079	£26,850,344	£26,710,765	£26,356,955	£24,231,326	£23,050,421
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£30,332,368	£23,702,862	£22,445,892	£22,304,534	£21,951,141	£19,830,784	£18,652,806
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£25,673,063	£19,280,864	£18,027,284	£17,886,247	£17,533,656	£15,418,113	£14,242,812
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£21,003,062	£14,847,727	£13,597,217	£13,456,472	£13,104,609	£10,993,427	£9,820,549
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£16,322,465	£10,403,558	£9,155,802	£9,015,317	£8,664,106	£6,556,839	£5,386,135

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£50,653,854	£43,503,960	£42,258,246	£42,118,292	£41,768,403	£39,654,993	£38,470,903
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£46,016,240	£39,127,443	£37,885,707	£37,746,128	£37,392,319	£35,266,690	£34,085,784
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£41,367,732	£34,738,225	£33,481,255	£33,339,897	£32,986,504	£30,866,147	£29,688,170
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£36,708,426	£30,316,227	£29,062,647	£28,921,611	£28,569,020	£26,453,477	£25,278,175
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£32,038,426	£25,883,091	£24,632,581	£24,491,836	£24,139,973	£22,028,791	£20,855,913
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£27,357,829	£21,438,921	£20,191,165	£20,050,681	£19,699,470	£17,592,203	£16,421,499

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£55,226,399	£48,076,506	£46,830,792	£46,690,837	£46,340,949	£44,227,538	£43,043,449
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£50,588,786	£43,699,988	£42,458,253	£42,318,674	£41,964,864	£39,839,235	£38,658,330
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£45,940,277	£39,310,771	£38,053,801	£37,912,443	£37,559,050	£35,438,693	£34,260,715
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£41,280,972	£34,888,773	£33,635,193	£33,494,156	£33,141,565	£31,026,022	£29,850,721
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£36,610,972	£30,455,636	£29,205,126	£29,064,381	£28,712,518	£26,601,337	£25,428,458
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£31,930,374	£26,011,467	£24,763,711	£24,623,226	£24,272,015	£22,164,748	£20,994,044

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£60,631,581	£53,481,688	£52,235,974	£52,096,019	£51,746,131	£49,632,720	£48,448,631
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£55,993,968	£49,105,170	£47,863,434	£47,723,856	£47,370,046	£45,244,417	£44,063,511
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£51,345,459	£44,715,953	£43,458,983	£43,317,625	£42,964,232	£40,843,875	£39,665,897
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£46,686,154	£40,293,955	£39,040,375	£38,899,338	£38,546,747	£36,431,204	£35,255,902
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£42,016,153	£35,860,818	£34,610,308	£34,469,563	£34,117,700	£32,006,518	£30,833,640
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£37,335,556	£31,416,648	£30,168,893	£30,028,408	£29,677,197	£27,569,930	£26,399,226

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone A - Higher Central Zone

No Units	101
Site Area	0.27 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£76,254,877	£68,345,003	£67,699,290	£67,509,334	£67,209,448	£65,110,117	£63,943,923
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£71,117,021	£64,076,242	£62,834,507	£62,694,928	£62,345,981	£60,252,298	£59,089,140
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£65,968,269	£59,196,308	£57,968,229	£57,818,996	£57,470,914	£55,382,422	£54,210,928
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£60,808,722	£54,305,300	£53,070,560	£52,931,644	£52,584,351	£50,480,313	£49,305,012
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£55,638,480	£49,403,322	£48,163,497	£48,022,751	£47,670,889	£45,559,707	£44,386,829
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£50,457,641	£44,473,916	£43,226,160	£43,085,676	£42,734,465	£40,627,198	£39,456,494

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£49,623,331	£42,313,457	£41,067,744	£40,927,789	£40,577,900	£38,478,571	£37,312,278
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£44,485,475	£37,444,697	£36,202,961	£36,063,383	£35,714,436	£33,620,752	£32,457,595
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£39,336,723	£32,564,762	£31,326,683	£31,187,451	£30,839,368	£28,750,877	£27,579,382
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£34,177,177	£27,673,755	£26,439,014	£26,300,098	£25,952,806	£23,848,768	£22,673,466
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£29,006,934	£22,771,777	£21,531,951	£21,391,206	£21,039,343	£18,928,161	£17,755,283
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£23,826,095	£17,842,371	£16,594,615	£16,454,130	£16,102,919	£13,995,652	£12,824,948

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£60,658,695	£53,348,821	£52,103,108	£51,963,152	£51,613,264	£49,513,935	£48,347,641
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£55,520,839	£48,480,061	£47,238,325	£47,098,746	£46,749,799	£44,656,116	£43,492,958
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£50,372,087	£43,600,126	£42,362,047	£42,222,814	£41,874,732	£39,786,240	£38,614,746
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£45,212,540	£38,709,118	£37,474,378	£37,335,462	£36,988,169	£34,884,132	£33,708,830
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£40,042,298	£33,807,140	£32,567,315	£32,426,570	£32,074,707	£29,963,525	£28,790,647
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£34,861,459	£28,877,734	£27,629,978	£27,489,494	£27,138,283	£25,031,016	£23,860,312

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£65,231,240	£57,921,366	£56,675,654	£56,535,698	£56,185,809	£54,086,480	£52,920,187
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£60,093,384	£53,052,606	£51,810,871	£51,671,292	£51,322,345	£49,228,662	£48,065,504
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£54,944,632	£48,172,671	£46,934,592	£46,795,360	£46,447,277	£44,358,786	£43,187,291
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£49,785,086	£43,281,664	£42,046,923	£41,908,007	£41,560,715	£39,456,677	£38,281,376
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£44,614,843	£38,379,686	£37,139,860	£36,999,115	£36,647,252	£34,536,071	£33,363,192
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£39,434,004	£33,450,280	£32,202,524	£32,062,039	£31,710,828	£29,603,561	£28,432,857

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£70,636,422	£63,326,548	£62,080,835	£61,940,880	£61,590,991	£59,491,662	£58,325,369
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£65,498,566	£58,457,788	£57,216,052	£57,076,474	£56,727,527	£54,633,843	£53,470,685
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£60,349,814	£53,577,853	£52,339,774	£52,200,542	£51,852,459	£49,763,968	£48,592,473
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£55,190,268	£48,686,846	£47,452,105	£47,313,189	£46,965,897	£44,861,859	£43,686,557
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£50,020,025	£43,784,868	£42,545,042	£42,404,297	£42,052,434	£39,941,252	£38,768,374
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£44,839,186	£38,855,462	£37,607,706	£37,467,221	£37,116,010	£35,008,743	£33,838,039

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units	Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	151
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£48,806,426	£39,537,371	£37,747,731	£37,558,280	£37,084,653	£34,242,890	£32,664,133
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£44,600,346	£35,642,490	£33,858,683	£33,669,785	£33,197,539	£30,364,063	£28,789,911
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£40,377,742	£31,730,400	£29,951,937	£29,763,544	£29,292,563	£26,466,675	£24,896,738
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£36,133,091	£27,801,253	£26,027,643	£25,839,711	£25,369,879	£22,550,886	£20,984,780
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£31,847,200	£23,855,196	£22,085,956	£21,898,438	£21,429,640	£18,616,857	£17,054,198
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£27,544,966	£19,892,377	£18,127,029	£17,939,879	£17,472,003	£14,662,759	£13,079,376
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£23,226,534	£15,912,945	£14,151,014	£13,964,187	£13,494,028	£10,648,864	£9,068,217
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£18,892,051	£11,906,560	£10,120,735	£9,931,342	£9,457,855	£6,616,938	£5,038,651

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£20,996,712	£11,637,657	£9,848,017	£9,658,565	£9,184,839	£6,343,176	£4,764,418
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£16,700,632	£7,742,775	£5,958,969	£5,770,070	£5,297,825	£2,464,349	£890,196
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£12,478,028	£3,830,686	£2,052,223	£1,863,830	£1,392,848	-£1,433,039	-£3,002,976
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£8,233,377	-£38,441	-£1,812,071	-£2,000,004	-£2,470,835	-£5,348,628	-£6,914,934
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£3,947,485	-£4,044,519	-£5,813,758	-£6,001,276	-£6,470,074	-£9,282,858	-£10,845,516
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£354,749	-£8,007,338	-£9,772,685	-£9,959,836	-£10,427,712	-£13,236,955	-£14,820,338
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£4,673,180	-£11,986,770	-£13,748,701	-£13,935,528	-£14,405,686	-£17,250,850	-£18,831,497
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£9,007,663	-£15,993,154	-£17,778,979	-£17,966,373	-£18,441,859	-£21,282,776	-£22,861,063

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£32,497,569	£23,198,514	£21,408,874	£21,219,422	£20,745,796	£17,904,033	£16,325,275
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£28,261,489	£19,303,632	£17,519,826	£17,330,928	£16,858,682	£14,025,206	£12,451,053
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£24,038,885	£15,391,543	£13,613,080	£13,424,687	£12,953,705	£10,127,818	£8,557,881
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£19,794,234	£11,462,396	£9,688,786	£9,500,853	£9,031,022	£6,212,029	£4,645,923
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£15,508,342	£7,516,338	£5,747,099	£5,559,581	£5,090,783	£2,278,000	£715,341
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£11,206,109	£3,553,520	£1,788,172	£1,601,022	£1,133,146	-£1,676,098	-£3,259,481
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£6,887,677	-£425,510	-£2,187,648	-£2,374,821	-£2,844,658	-£5,689,993	-£7,270,640
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£2,553,194	-£4,432,297	-£6,218,122	-£6,407,516	-£6,881,002	-£9,721,919	-£11,300,206

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£37,057,855	£27,988,800	£26,199,160	£26,009,708	£25,536,081	£22,694,319	£21,115,561
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£33,051,775	£24,093,918	£22,310,112	£22,121,213	£21,648,968	£18,815,492	£17,241,339
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£28,829,171	£20,181,829	£18,403,366	£18,214,973	£17,743,991	£14,918,104	£13,348,167
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£24,584,520	£16,252,681	£14,479,072	£14,291,139	£13,821,307	£11,002,315	£9,436,208
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£20,298,628	£12,306,624	£10,537,385	£10,349,866	£9,881,069	£7,068,285	£5,505,627
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£15,996,394	£8,343,805	£6,578,458	£6,391,307	£5,923,431	£3,114,188	£1,530,804
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£11,677,963	£4,364,373	£2,602,442	£2,415,615	£1,945,457	-£896,707	-£2,480,054
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£7,343,479	£357,989	-£1,427,836	-£1,617,230	-£2,090,716	-£4,931,633	-£6,509,920

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£42,500,426	£33,651,371	£31,861,731	£31,672,280	£31,198,653	£28,356,890	£26,778,133
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£38,714,346	£29,756,490	£27,972,683	£27,783,785	£27,311,539	£24,478,063	£22,903,911
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£34,491,742	£25,844,400	£24,065,937	£23,877,544	£23,406,563	£20,580,675	£19,010,738
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£30,247,091	£21,915,253	£20,141,643	£19,953,711	£19,483,879	£16,664,886	£15,098,780
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£25,961,200	£17,969,196	£16,199,956	£16,012,438	£15,543,640	£12,730,857	£11,168,198
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£21,658,966	£14,006,377	£12,241,029	£12,053,879	£11,586,003	£8,776,759	£7,193,376
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£17,340,534	£10,026,945	£8,265,014	£8,078,187	£7,608,028	£4,762,864	£3,182,217
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£13,006,051	£6,020,560	£4,234,735	£4,045,342	£3,571,855	£730,938	-£887,349

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units		Value Area	Zone A - Kings Cross Lower
No Units	**151**	**Sales value inflation**	**Base**
Site Area	**0.29 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£48,806,426	£39,537,371	£37,747,731	£37,558,280	£37,084,853	£34,242,890	£32,664,133
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£44,600,346	£35,642,490	£33,858,683	£33,669,785	£33,197,539	£30,364,063	£28,789,911
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£40,377,742	£31,730,400	£29,951,937	£29,763,544	£29,292,563	£26,466,675	£24,896,738
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£36,133,091	£27,801,253	£26,027,643	£25,839,711	£25,369,879	£22,550,886	£20,984,780
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£31,847,200	£23,855,196	£22,085,956	£21,898,438	£21,429,640	£18,616,857	£17,054,198
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£27,544,966	£19,892,377	£18,127,029	£17,939,879	£17,472,003	£14,662,759	£13,079,376
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£23,226,534	£15,912,945	£14,151,014	£13,964,187	£13,494,028	£10,648,864	£9,068,217
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£18,892,051	£11,906,560	£10,120,735	£9,931,342	£9,457,855	£6,616,938	£5,038,651

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£20,906,712	£11,637,657	£9,848,917	£9,658,569	£9,184,899	£8,343,176	£4,764,418
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£16,700,632	£7,742,775	£5,958,969	£5,770,070	£5,297,825	£2,464,349	£890,196
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£12,478,028	£3,830,686	£2,052,223	£1,863,830	£1,392,848	-£1,433,039	-£3,002,976
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£8,233,377	-£98,467	-£1,872,077	-£2,060,004	-£2,530,835	-£5,348,828	-£6,914,934
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£3,947,485	-£4,044,519	-£5,813,758	-£6,001,276	-£6,470,074	-£9,282,858	-£10,845,516
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£354,749	-£8,007,338	-£9,772,685	-£9,959,836	-£10,427,712	-£13,236,955	-£14,820,338
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£4,673,180	-£11,986,770	-£13,748,701	-£13,935,528	-£14,405,686	-£17,250,850	-£18,831,497
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£9,007,663	-£15,993,154	-£17,778,979	-£17,968,373	-£18,441,859	-£21,282,776	-£22,861,063

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£32,467,569	£23,198,514	£21,408,874	£21,219,422	£20,745,796	£17,904,033	£16,325,275
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£28,261,489	£19,303,632	£17,519,826	£17,330,928	£16,858,682	£14,025,206	£12,451,053
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£24,038,885	£15,391,543	£13,613,080	£13,424,687	£12,953,705	£10,127,818	£8,557,881
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£19,794,234	£11,462,396	£9,688,786	£9,500,853	£9,031,022	£6,212,029	£4,648,923
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£15,508,342	£7,516,338	£5,747,099	£5,559,581	£5,090,783	£2,278,000	£715,341
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£11,206,109	£3,553,520	£1,788,172	£1,601,022	£1,133,146	-£1,676,096	-£3,259,481
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£6,887,677	-£429,912	-£2,197,844	-£2,384,671	-£2,854,829	-£5,699,993	-£7,270,640
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£2,553,194	-£4,432,257	-£6,218,122	-£6,407,516	-£6,881,002	-£9,721,919	-£11,300,206

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£37,257,855	£27,988,800	£26,198,160	£26,009,709	£25,536,091	£22,694,319	£21,115,561
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£33,051,775	£24,093,918	£22,310,112	£22,121,213	£21,648,968	£18,815,492	£17,241,339
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£28,829,171	£20,181,829	£18,403,366	£18,214,973	£17,743,991	£14,918,104	£13,348,167
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£24,584,520	£16,252,681	£14,479,072	£14,291,139	£13,821,307	£11,002,315	£9,436,208
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£20,298,628	£12,306,624	£10,537,385	£10,349,866	£9,881,069	£7,068,285	£5,505,627
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£15,996,394	£8,343,805	£6,578,458	£6,391,307	£5,923,431	£3,114,188	£1,530,804
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£11,677,963	£4,364,373	£2,602,442	£2,415,615	£1,945,457	-£899,707	-£2,469,644
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£7,343,479	£357,989	-£1,427,206	-£1,617,230	-£2,090,716	-£4,931,633	-£6,509,920

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£42,920,426	£33,651,371	£31,861,731	£31,672,280	£31,198,653	£28,356,890	£26,778,133
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£38,714,346	£29,756,490	£27,972,683	£27,783,785	£27,311,539	£24,478,063	£22,903,911
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£34,491,742	£25,844,400	£24,065,937	£23,877,544	£23,406,563	£20,580,675	£19,010,738
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£30,247,091	£21,915,253	£20,141,643	£19,953,711	£19,483,879	£16,664,886	£15,098,780
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£25,961,200	£17,969,196	£16,199,956	£16,012,438	£15,543,640	£12,730,857	£11,168,198
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£21,658,966	£14,006,377	£12,241,029	£12,053,879	£11,586,003	£8,776,759	£7,193,376
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£17,340,534	£10,026,945	£8,265,014	£8,078,187	£7,608,028	£4,762,864	£3,182,217
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£13,006,051	£6,020,560	£4,234,735	£4,045,342	£3,571,855	£730,938	-£847,349

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units	
No Units	**151**
Site Area	**0.29 Ha**

Value Area	Zone A - Kings Cross Higher
Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£59,349,941	£49,957,638	£48,194,894	£48,008,290	£47,541,781	£44,714,903	£43,136,147
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£54,616,685	£45,569,340	£43,807,096	£43,618,198	£43,145,952	£40,312,476	£38,738,324
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£49,866,905	£41,155,213	£39,376,749	£39,188,357	£38,717,375	£35,891,488	£34,321,551
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£45,100,744	£36,702,465	£34,928,856	£34,740,923	£34,271,090	£31,452,098	£29,885,991
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£40,318,343	£32,232,807	£30,463,568	£30,276,049	£29,807,252	£26,994,468	£25,431,809
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£35,519,846	£27,746,386	£25,981,040	£25,793,889	£25,326,013	£22,518,756	£20,959,169
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£30,676,063	£23,243,354	£21,481,423	£21,294,596	£20,827,529	£18,025,124	£16,468,233
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£25,809,471	£18,723,857	£16,964,871	£16,778,324	£16,311,953	£13,508,539	£11,930,252

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£31,450,226	£22,057,924	£20,295,179	£20,108,576	£19,642,067	£16,815,189	£15,236,433
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£26,716,971	£17,669,626	£15,907,382	£15,718,484	£15,246,238	£12,412,762	£10,838,609
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£21,967,191	£13,255,499	£11,477,035	£11,288,643	£10,817,661	£7,991,774	£6,421,837
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£17,201,029	£8,802,751	£7,029,141	£6,841,209	£6,371,376	£3,552,384	£1,986,277
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£12,418,629	£4,333,092	£2,563,853	£2,376,335	£1,907,537	-£905,246	-£2,467,905
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£7,620,132	-£153,328	-£1,918,674	-£2,105,826	-£2,573,702	-£5,380,956	-£6,940,546
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£2,776,349	-£4,858,360	-£6,618,291	-£6,805,118	-£7,272,188	-£9,974,590	-£11,531,481
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£2,090,243	-£9,175,857	-£10,934,843	-£11,121,391	-£11,587,761	-£14,391,175	-£15,969,462

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£43,011,084	£33,618,781	£31,856,037	£31,669,433	£31,202,924	£28,376,046	£26,797,290
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£38,277,828	£29,230,483	£27,468,239	£27,279,341	£26,807,095	£23,973,619	£22,399,466
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£33,528,048	£24,816,356	£23,037,892	£22,849,500	£22,378,518	£19,552,631	£17,982,694
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£28,761,887	£20,363,608	£18,589,998	£18,402,066	£17,932,233	£15,113,241	£13,547,134
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£23,979,486	£15,893,949	£14,124,710	£13,937,192	£13,468,394	£10,655,611	£9,092,952
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£19,180,989	£11,407,529	£9,642,183	£9,455,031	£8,987,155	£6,179,899	£4,620,312
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£14,337,206	£6,904,497	£5,142,566	£4,955,739	£4,488,672	£1,686,267	£129,376
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£9,470,614	£2,385,000	£626,014	£439,466	-£26,864	-£2,830,318	-£4,408,605

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£47,801,369	£38,409,067	£36,646,322	£36,459,719	£35,993,210	£33,166,332	£31,587,576
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£43,068,114	£34,020,769	£32,258,525	£32,069,626	£31,597,381	£28,763,905	£27,189,752
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£38,318,333	£29,606,642	£27,828,177	£27,639,786	£27,168,804	£24,342,917	£22,772,979
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£33,552,172	£25,153,894	£23,380,284	£23,192,352	£22,722,519	£19,903,527	£18,337,420
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£28,769,771	£20,684,235	£18,914,996	£18,727,478	£18,258,680	£15,445,896	£13,883,238
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£23,971,275	£16,197,815	£14,432,468	£14,245,317	£13,777,441	£10,970,185	£9,410,597
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£19,127,491	£11,694,783	£9,932,852	£9,746,025	£9,278,957	£6,476,553	£4,919,661
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£14,260,900	£7,175,286	£5,416,300	£5,229,752	£4,763,382	£1,959,968	£381,681

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£50,463,541	£44,071,538	£42,308,894	£42,122,290	£41,655,781	£38,828,903	£37,250,147
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£48,730,685	£39,683,340	£37,921,096	£37,732,198	£37,259,952	£34,426,476	£32,852,324
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£43,980,905	£35,269,213	£33,490,749	£33,302,357	£32,831,375	£30,005,488	£28,435,551
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£39,214,744	£30,816,465	£29,042,856	£28,854,923	£28,385,090	£25,566,098	£23,999,991
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£34,432,343	£26,346,807	£24,577,568	£24,390,049	£23,921,252	£21,108,468	£19,545,809
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£29,633,846	£21,860,386	£20,095,040	£19,907,889	£19,440,013	£16,632,756	£15,073,169
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£24,790,063	£17,357,354	£15,595,423	£15,408,596	£14,941,529	£12,139,124	£10,582,233
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£19,923,471	£12,837,857	£11,078,871	£10,892,324	£10,425,953	£7,622,539	£6,044,252

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units	

Value Area	**Zone A - Lower Cenral Zone**

No Units	**151**
Site Area	**0.29 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£69,893,455	£60,332,560	£58,569,816	£58,383,212	£57,916,703	£55,117,649	£53,562,618
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£64,633,023	£55,425,516	£53,668,518	£53,482,459	£53,017,310	£50,226,418	£48,675,924
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£59,356,068	£50,501,524	£48,749,788	£48,564,227	£48,100,324	£45,316,300	£43,746,363
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£54,062,730	£45,560,730	£43,813,776	£43,628,668	£43,165,896	£40,353,310	£38,787,203
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£48,753,154	£40,603,280	£38,841,179	£38,653,660	£38,184,863	£35,372,079	£33,809,421
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£43,427,482	£35,600,397	£33,835,050	£33,647,899	£33,180,023	£30,372,766	£28,813,180
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£38,085,856	£30,573,764	£28,811,833	£28,625,005	£28,157,938	£25,355,534	£23,798,642
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£32,726,890	£25,530,666	£23,771,681	£23,585,132	£23,118,762	£20,320,541	£18,765,974

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£41,993,741	£32,432,846	£30,670,101	£30,483,498	£30,016,989	£27,217,935	£25,662,904
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£36,733,309	£27,525,802	£25,768,804	£25,582,745	£25,117,596	£22,326,704	£20,776,209
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£31,456,354	£22,601,809	£20,850,074	£20,664,513	£20,200,610	£17,416,586	£15,846,648
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£26,163,016	£17,661,016	£15,914,062	£15,728,953	£15,266,182	£12,453,596	£10,887,488
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£20,853,440	£12,703,565	£10,941,464	£10,753,946	£10,285,148	£7,472,365	£5,909,706
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£15,527,767	£7,700,683	£5,935,335	£5,748,185	£5,280,309	£2,473,052	£913,465
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£10,186,142	£2,674,049	£912,118	£725,291	£258,224	-£2,548,151	-£4,101,072
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£4,827,176	-£2,389,048	-£4,128,034	-£4,314,583	-£4,780,953	-£7,579,173	-£9,133,740

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£53,554,566	£43,993,703	£42,230,959	£42,044,355	£41,577,846	£38,778,792	£37,223,761
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£48,294,166	£39,086,659	£37,329,661	£37,143,602	£36,678,453	£33,887,561	£32,337,067
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£43,017,211	£34,162,667	£32,410,931	£32,225,370	£31,761,467	£28,977,443	£27,407,505
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£37,723,873	£29,221,873	£27,474,919	£27,289,810	£26,827,039	£24,014,453	£22,448,346
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£32,414,297	£24,264,423	£22,502,322	£22,314,803	£21,846,008	£19,033,222	£17,470,563
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£27,088,624	£19,261,540	£17,496,192	£17,309,042	£16,841,166	£14,033,909	£12,474,322
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£21,746,999	£14,234,907	£12,472,975	£12,286,148	£11,819,081	£9,016,676	£7,459,785
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£16,388,033	£9,191,809	£7,432,823	£7,246,275	£6,779,904	£3,981,684	£2,427,117

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£58,344,869	£48,783,988	£47,021,244	£46,834,641	£46,368,132	£43,569,077	£42,014,047
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£53,084,452	£43,876,945	£42,119,947	£41,933,887	£41,468,739	£38,677,847	£37,127,352
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£47,807,496	£38,952,952	£37,201,217	£37,015,656	£36,551,753	£33,767,728	£32,197,791
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£42,514,159	£34,012,159	£32,265,204	£32,080,096	£31,617,325	£28,804,738	£27,238,631
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£37,204,583	£29,054,708	£27,292,607	£27,105,089	£26,636,291	£23,823,508	£22,260,849
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£31,878,910	£24,051,826	£22,286,478	£22,099,328	£21,631,452	£18,824,195	£17,264,608
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£26,537,285	£19,025,192	£17,263,261	£17,076,434	£16,609,367	£13,806,962	£12,250,071
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£21,178,319	£13,982,095	£12,223,109	£12,036,560	£11,570,190	£8,771,969	£7,217,403

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£64,007,455	£54,446,560	£52,683,816	£52,497,212	£52,030,703	£49,231,649	£47,676,618
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£58,747,023	£49,539,516	£47,782,518	£47,596,459	£47,131,310	£44,340,418	£42,789,924
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£53,470,068	£44,615,524	£42,863,788	£42,678,227	£42,214,324	£39,430,300	£37,860,363
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£48,176,730	£39,674,730	£37,927,776	£37,742,668	£37,279,896	£34,467,310	£32,901,203
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£42,867,154	£34,717,280	£32,955,179	£32,767,660	£32,298,863	£29,486,079	£27,923,421
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£37,541,482	£29,714,397	£27,949,050	£27,761,899	£27,294,023	£24,486,766	£22,927,180
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£32,199,856	£24,687,764	£22,925,833	£22,739,005	£22,271,938	£19,469,534	£17,912,642
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£26,840,890	£19,644,666	£17,885,681	£17,699,132	£17,232,762	£14,434,541	£12,879,974

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units		Value Area	Zone A - Medium Central Zone
No Units	151	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£84,468,454	£84,540,710	£82,777,966	£82,591,362	£82,124,853	£79,325,799	£77,770,769
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£88,004,479	£78,423,259	£76,666,261	£76,480,201	£76,015,053	£73,224,162	£71,673,666
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£81,497,447	£72,288,860	£70,537,124	£70,351,562	£69,887,659	£67,104,242	£65,557,899
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£74,974,034	£66,137,658	£64,390,703	£64,205,595	£63,742,824	£60,966,197	£59,423,628
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£68,434,381	£59,969,800	£58,227,150	£58,042,450	£57,580,698	£54,810,186	£53,271,014
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£61,878,631	£53,785,432	£52,046,616	£51,862,278	£51,401,434	£48,636,367	£47,100,218
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£55,306,929	£47,584,702	£45,849,251	£45,665,231	£45,205,184	£42,444,896	£40,902,932
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£48,719,415	£41,367,754	£39,635,204	£39,451,459	£38,992,098	£36,203,095	£34,648,529

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£66,568,739	£56,640,996	£54,874,251	£54,691,648	£54,225,139	£51,426,086	£49,871,054
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£60,104,764	£50,523,544	£48,766,547	£48,580,487	£48,115,339	£45,324,448	£43,773,952
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£53,597,732	£44,389,145	£42,637,410	£42,451,848	£41,987,945	£39,204,527	£37,658,185
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£47,074,319	£38,237,943	£36,490,989	£36,305,881	£35,843,109	£33,066,483	£31,523,914
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£40,534,666	£32,070,085	£30,327,436	£30,142,735	£29,680,983	£26,910,472	£25,371,300
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£33,978,917	£25,885,718	£24,146,901	£23,962,564	£23,501,720	£20,736,653	£19,200,504
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£27,407,215	£19,684,988	£17,949,536	£17,765,517	£17,305,469	£14,545,182	£13,003,218
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£20,819,701	£13,468,040	£11,735,489	£11,551,745	£11,092,384	£8,303,381	£6,748,814

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£78,129,596	£68,201,853	£66,439,109	£66,252,505	£65,785,996	£62,986,942	£61,431,911
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£71,665,622	£62,084,401	£60,327,404	£60,141,344	£59,676,196	£56,885,305	£55,334,809
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£65,158,589	£55,950,003	£54,198,267	£54,012,705	£53,548,802	£50,765,384	£49,219,042
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£58,635,176	£49,798,801	£48,051,846	£47,866,738	£47,403,967	£44,627,340	£43,084,771
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£52,095,524	£43,630,943	£41,888,293	£41,703,592	£41,241,841	£38,471,329	£36,932,157
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£45,539,774	£37,446,575	£35,707,759	£35,523,421	£35,062,577	£32,297,510	£30,761,361
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£38,968,072	£31,245,845	£29,510,393	£29,326,374	£28,866,326	£26,106,039	£24,564,075
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£32,380,558	£25,028,897	£23,296,347	£23,112,602	£22,653,241	£19,864,238	£18,309,672

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£62,019,862	£72,092,139	£71,229,394	£71,042,791	£70,576,282	£67,777,227	£66,222,197
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£76,455,907	£66,874,687	£65,117,690	£64,931,630	£64,466,481	£61,675,590	£60,125,095
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£69,948,875	£60,740,288	£58,988,553	£58,802,991	£58,339,088	£55,555,670	£54,009,328
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£63,425,462	£54,589,086	£52,842,132	£52,657,024	£52,194,252	£49,417,626	£47,875,057
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£56,885,809	£48,421,228	£46,678,579	£46,493,878	£46,032,126	£43,261,615	£41,722,443
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£50,330,060	£42,236,861	£40,498,044	£40,313,707	£39,852,863	£37,087,796	£35,551,647
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£43,758,358	£36,036,130	£34,300,679	£34,116,660	£33,656,612	£30,896,325	£29,354,361
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£37,170,844	£29,819,183	£28,086,632	£27,902,888	£27,443,527	£24,654,524	£23,099,957

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£68,582,454	£78,654,710	£76,891,966	£76,705,362	£76,238,853	£73,439,799	£71,884,769
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£82,118,479	£72,537,259	£70,780,261	£70,594,201	£70,129,053	£67,338,162	£65,787,666
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£75,611,447	£66,402,860	£64,651,124	£64,465,562	£64,001,659	£61,218,242	£59,671,899
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£69,088,034	£60,251,658	£58,504,703	£58,319,595	£57,856,824	£55,080,197	£53,537,628
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£62,548,381	£54,083,800	£52,341,150	£52,156,450	£51,694,698	£48,924,186	£47,385,014
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£55,992,631	£47,899,432	£46,160,616	£45,976,278	£45,515,434	£42,750,367	£41,214,218
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£49,420,929	£41,698,702	£39,963,251	£39,779,231	£39,319,184	£36,558,896	£35,016,932
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£42,833,415	£35,481,754	£33,749,204	£33,565,459	£33,106,098	£30,317,095	£28,762,529

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units		Value Area	Zone A - Higher Central Zone
No Units	151	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£108,439,431	£98,373,938	£96,611,195	£96,424,590	£95,958,082	£93,159,027	£91,603,998
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£101,276,969	£91,564,827	£89,807,828	£89,621,769	£89,156,521	£86,365,729	£84,815,233
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£94,098,232	£84,738,765	£82,987,029	£82,801,468	£82,337,565	£79,554,148	£78,007,804
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£86,903,359	£77,895,902	£76,148,947	£75,963,839	£75,501,068	£72,724,442	£71,181,872
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£79,680,796	£71,036,383	£69,293,733	£69,109,033	£68,647,281	£65,876,769	£64,337,597
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£72,422,145	£64,160,353	£62,421,538	£62,237,199	£61,776,355	£59,011,288	£57,475,140
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£65,147,542	£57,267,962	£55,532,511	£55,348,491	£54,888,444	£52,128,156	£50,594,983
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£57,857,127	£50,359,352	£48,626,803	£48,443,058	£47,983,697	£45,227,530	£43,696,327

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£80,539,717	£70,474,224	£68,711,480	£68,524,876	£68,058,368	£65,259,313	£63,704,283
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£73,377,255	£63,665,112	£61,908,114	£61,722,055	£61,256,807	£58,466,015	£56,915,519
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£66,198,518	£56,839,050	£55,087,315	£54,901,754	£54,437,851	£51,654,433	£50,108,090
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£59,003,645	£49,996,188	£48,249,233	£48,064,125	£47,601,353	£44,824,728	£43,282,158
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£51,781,081	£43,136,668	£41,394,019	£41,209,318	£40,747,566	£37,977,055	£36,437,883
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£44,522,431	£36,260,639	£34,521,823	£34,337,485	£33,876,641	£31,111,574	£29,575,426
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£37,247,827	£29,368,248	£27,632,796	£27,448,777	£26,988,729	£24,228,442	£22,694,949
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£29,957,413	£22,459,638	£20,727,088	£20,543,344	£20,083,983	£17,327,816	£15,796,612

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£82,150,574	£72,085,081	£70,322,338	£70,135,733	£69,669,225	£66,870,170	£65,315,140
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£84,938,112	£75,225,969	£73,468,971	£73,282,912	£72,817,664	£70,026,872	£68,476,376
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£77,759,375	£68,399,908	£66,648,172	£66,462,611	£65,998,708	£63,215,290	£61,668,947
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£70,564,502	£61,557,045	£59,810,090	£59,624,982	£59,162,211	£56,385,585	£54,843,015
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£63,341,938	£54,697,526	£52,954,876	£52,770,176	£52,308,424	£49,537,912	£47,998,740
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£56,083,288	£47,821,496	£46,082,681	£45,898,342	£45,437,498	£42,672,431	£41,136,283
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£48,808,685	£40,929,105	£39,193,653	£39,009,634	£38,549,586	£35,789,299	£34,255,806
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£41,518,270	£34,020,495	£32,287,946	£32,104,201	£31,644,840	£28,888,673	£27,357,470

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£86,660,859	£76,625,367	£85,062,623	£84,876,019	£84,409,511	£81,610,456	£80,055,426
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£86,728,398	£80,016,255	£78,259,257	£78,073,198	£77,608,049	£74,817,157	£73,266,662
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£82,549,661	£73,190,193	£71,438,458	£71,252,897	£70,788,994	£68,005,576	£66,459,233
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£75,354,788	£66,347,330	£64,600,376	£64,415,268	£63,952,496	£61,175,871	£59,633,301
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£68,132,224	£59,487,811	£57,745,162	£57,560,461	£57,098,709	£54,328,198	£52,789,026
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£60,873,574	£52,611,782	£50,872,966	£50,688,628	£50,227,784	£47,462,717	£45,926,569
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£53,598,970	£45,719,390	£43,983,939	£43,799,920	£43,339,872	£40,579,585	£39,046,092
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£46,308,556	£38,810,781	£37,078,231	£36,894,487	£36,435,126	£33,678,959	£32,147,755

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£102,553,431	£92,487,938	£90,725,195	£90,538,590	£90,072,082	£87,273,027	£85,717,998
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£95,390,969	£85,678,827	£83,921,828	£83,735,769	£83,270,521	£80,479,729	£78,929,233
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£88,212,232	£78,852,765	£77,101,029	£76,915,468	£76,451,565	£73,668,148	£72,121,804
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£81,017,359	£72,009,902	£70,262,947	£70,077,839	£69,615,068	£66,838,442	£65,295,872
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£73,794,796	£65,150,383	£63,407,733	£63,223,033	£62,761,281	£59,990,769	£58,451,597
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£66,536,145	£58,274,353	£56,535,538	£56,351,199	£55,890,355	£53,125,288	£51,589,140
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£59,261,542	£51,381,962	£49,646,511	£49,462,491	£49,002,444	£46,242,156	£44,708,683
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£51,971,127	£44,473,352	£42,740,803	£42,557,058	£42,097,697	£39,341,530	£37,810,327

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units		Value Area	Zone A - Zone 1 and Eastern Central Zone
No Units	526	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£165,299,251	£159,773,082	£155,611,098	£155,210,814	£154,210,106	£148,205,856	£144,970,161
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£172,520,360	£148,075,410	£143,929,650	£143,530,901	£142,534,030	£136,552,799	£133,216,553
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£159,757,687	£136,332,898	£132,202,119	£131,804,788	£130,811,459	£124,826,821	£121,484,843
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£146,951,660	£124,545,985	£120,428,952	£120,030,143	£119,030,833	£113,034,972	£109,703,939
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£134,102,705	£112,710,454	£108,668,125	£108,169,599	£107,173,282	£101,195,382	£97,874,326
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£121,211,251	£100,792,150	£96,661,239	£96,263,795	£95,270,185	£89,308,523	£85,996,489
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£108,277,722	£88,830,363	£84,709,663	£84,313,187	£83,321,999	£77,374,872	£74,070,913
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£95,302,546	£76,825,535	£72,713,848	£72,318,229	£71,329,182	£65,394,902	£62,098,079
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£82,286,150	£64,778,105	£60,674,248	£60,279,374	£59,292,190	£53,347,182	£50,023,271
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£69,197,701	£52,688,516	£48,569,669	£48,171,441	£47,175,871	£41,202,449	£37,883,881

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£85,541,624	-£120,997,793	-£126,530,077	-£126,930,361	-£128,080,748	-£132,530,919	-£135,870,734
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£108,220,515	-£132,665,465	-£136,811,225	-£137,209,974	-£138,206,845	-£144,188,076	-£147,524,322
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£120,983,188	-£144,407,977	-£148,538,756	-£148,936,087	-£149,929,416	-£155,914,054	-£159,256,032
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£133,789,215	-£156,194,890	-£160,311,923	-£160,710,732	-£161,710,042	-£167,705,903	-£171,036,936
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£146,638,170	-£168,030,421	-£172,172,750	-£172,571,276	-£173,567,593	-£179,545,493	-£182,866,549
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£159,529,624	-£179,948,725	-£184,079,636	-£184,477,080	-£185,470,690	-£191,432,352	-£194,744,386
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£172,463,153	-£191,910,512	-£196,031,212	-£196,427,688	-£197,418,876	-£203,366,003	-£206,669,962
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£185,438,329	-£203,915,340	-£208,027,027	-£208,422,646	-£209,411,693	-£215,345,973	-£218,642,796
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£198,454,725	-£215,962,770	-£220,066,627	-£220,461,501	-£221,448,685	-£227,393,693	-£230,717,604
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£211,543,174	-£228,052,359	-£232,171,206	-£232,569,434	-£233,565,004	-£239,538,426	-£242,856,994

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£20,829,501	-£4,636,668	-£9,798,652	-£9,198,936	-£10,199,644	-£16,203,894	-£19,539,589
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£8,110,610	-£16,334,340	-£20,480,100	-£20,878,849	-£21,875,720	-£27,856,951	-£31,193,197
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£4,852,063	-£28,076,852	-£32,207,631	-£32,604,962	-£33,598,291	-£39,582,929	-£42,924,907
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£17,456,090	-£39,863,765	-£43,980,798	-£44,379,607	-£45,378,917	-£51,374,778	-£54,705,811
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£30,307,045	-£51,699,296	-£55,841,625	-£56,340,151	-£57,336,468	-£63,314,368	-£66,635,424
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£43,198,499	-£63,617,600	-£67,748,511	-£68,145,955	-£69,139,565	-£75,101,227	-£78,413,261
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£56,132,028	-£75,579,387	-£79,700,087	-£80,096,563	-£81,087,751	-£87,034,878	-£90,338,837
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£69,107,204	-£87,584,215	-£91,695,902	-£92,091,521	-£93,080,568	-£99,014,848	-£102,311,671
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£82,123,600	-£99,631,645	-£103,735,502	-£104,130,376	-£105,117,560	-£111,062,568	-£114,386,479
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£95,212,049	-£111,721,234	-£115,840,081	-£116,238,309	-£117,233,879	-£123,207,301	-£126,525,869

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£69,031,751	£43,565,562	£38,403,598	£38,003,314	£36,002,606	£31,998,356	£28,662,661
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£56,312,860	£31,867,910	£27,722,150	£27,323,401	£26,326,530	£20,345,299	£17,009,053
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£43,550,187	£20,125,398	£15,994,619	£15,597,288	£14,603,959	£8,619,321	£5,277,343
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£30,744,160	£8,338,485	£4,221,452	£3,822,643	£2,823,333	-£3,172,528	-£6,503,561
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£17,895,205	-£3,497,046	-£7,639,375	-£8,037,901	-£9,034,218	-£15,012,118	-£18,333,174
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£5,003,751	-£15,416,350	-£19,546,261	-£19,943,705	-£20,937,315	-£26,898,977	-£30,211,011
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£7,909,715	-£27,377,137	-£31,497,837	-£31,894,313	-£32,885,501	-£38,832,628	-£42,136,587
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£20,904,954	-£39,381,965	-£43,493,652	-£43,889,271	-£44,878,318	-£50,812,598	-£54,109,421
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£33,921,350	-£51,429,395	-£55,533,252	-£55,928,126	-£56,915,310	-£62,860,318	-£66,184,229
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£47,009,799	-£63,518,984	-£67,637,831	-£68,036,059	-£69,031,629	-£75,005,051	-£78,323,619

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£126,011,376	£100,545,207	£96,383,223	£95,982,939	£94,982,231	£88,977,981	£85,642,286
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£113,292,485	£88,847,535	£84,701,775	£84,303,026	£83,306,155	£77,324,924	£73,988,678
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£100,529,812	£77,105,023	£72,974,244	£72,576,913	£71,583,584	£65,598,946	£62,256,968
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£87,723,785	£65,318,110	£61,201,077	£60,802,268	£59,802,958	£53,807,097	£50,476,064
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£74,874,830	£53,482,579	£49,340,250	£48,941,724	£47,945,407	£41,967,507	£38,646,451
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£61,983,376	£41,564,275	£37,433,364	£37,035,920	£36,042,310	£30,080,648	£26,768,614
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£49,049,847	£29,602,488	£25,481,788	£25,085,312	£24,094,124	£18,146,997	£14,843,038
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£36,074,671	£17,597,660	£13,485,973	£13,090,354	£12,101,307	£6,167,027	£2,870,204
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£23,058,275	£5,550,230	£1,446,373	£1,051,499	£64,315	-£5,880,693	-£9,204,604
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£9,969,826	-£6,539,359	-£10,656,206	-£11,056,434	-£12,052,004	-£18,025,426	-£21,343,994

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units		Value Area	Zone A - Kings Cross Lower
No Units	526	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£166,228,256	£160,773,092	£155,611,096	£105,210,814	£156,210,106	£148,205,856	£144,070,161
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£172,520,360	£148,075,410	£143,929,650	£143,530,901	£142,534,030	£136,552,799	£133,216,553
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£159,757,687	£136,332,898	£132,202,119	£131,804,788	£130,811,459	£124,826,821	£121,484,843
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£146,951,660	£124,545,985	£120,428,952	£120,030,143	£119,030,833	£113,034,972	£109,703,939
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£134,102,705	£112,710,454	£108,568,125	£108,169,599	£107,173,282	£101,195,382	£97,874,326
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£121,211,251	£100,792,150	£96,661,239	£96,263,795	£95,270,185	£89,308,523	£85,996,489
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£108,277,722	£88,830,363	£84,709,663	£84,313,187	£83,321,999	£77,374,872	£74,070,913
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£95,302,546	£76,825,535	£72,713,848	£72,318,229	£71,329,182	£65,394,902	£62,098,079
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£82,286,150	£64,778,105	£60,674,248	£60,279,374	£59,292,190	£53,347,182	£50,023,271
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£69,197,701	£52,688,516	£48,569,669	£48,171,441	£47,175,871	£41,202,449	£37,883,881

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£88,541,923	-£103,567,728	-£125,129,727	-£125,530,501	-£126,530,759	-£132,530,419	-£135,870,114
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£108,220,515	-£132,665,465	-£136,811,225	-£137,209,974	-£138,206,845	-£144,188,076	-£147,524,322
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£120,963,168	-£144,407,957	-£148,538,736	-£148,936,067	-£149,929,416	-£155,914,054	-£159,266,032
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£133,789,215	-£156,194,890	-£160,311,923	-£160,710,732	-£161,710,042	-£167,705,903	-£171,036,938
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£146,638,170	-£168,030,421	-£172,172,750	-£172,571,276	-£173,567,593	-£179,545,493	-£182,866,549
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£159,529,624	-£179,948,725	-£184,079,636	-£184,477,080	-£185,470,690	-£191,432,352	-£194,744,386
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£172,463,153	-£191,910,512	-£196,031,212	-£196,427,688	-£197,418,876	-£203,366,003	-£206,669,962
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£185,436,329	-£203,915,340	-£208,027,027	-£208,422,646	-£209,411,693	-£215,345,973	-£218,642,796
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£198,454,725	-£215,962,770	-£220,066,627	-£220,461,501	-£221,448,685	-£227,383,693	-£230,717,604
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£211,543,174	-£228,052,359	-£232,171,206	-£232,569,434	-£233,565,004	-£239,538,426	-£242,856,994

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£20,829,501	-£4,636,668	-£28,786,652	-£29,186,936	-£10,186,644	-£16,203,894	-£19,539,589
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£8,110,610	-£16,334,340	-£20,480,100	-£20,878,849	-£21,875,720	-£27,856,951	-£31,193,197
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£4,652,063	-£28,076,812	-£32,207,631	-£32,604,962	-£33,598,291	-£39,582,929	-£42,924,907
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£17,458,050	-£39,863,765	-£43,980,798	-£44,379,607	-£45,378,917	-£51,374,778	-£54,705,811
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£30,307,045	-£51,699,296	-£55,841,625	-£56,240,151	-£57,236,468	-£63,214,368	-£66,535,424
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£43,198,499	-£63,617,600	-£67,748,511	-£68,145,955	-£69,139,565	-£75,101,227	-£78,413,261
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£56,132,028	-£75,579,387	-£79,700,087	-£80,096,563	-£81,087,751	-£87,034,878	-£90,338,837
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£69,107,204	-£87,584,215	-£91,695,902	-£92,091,521	-£93,080,568	-£99,014,848	-£102,311,671
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£82,123,600	-£99,631,645	-£103,735,502	-£104,130,376	-£105,117,560	-£111,052,568	-£114,386,479
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£95,212,049	-£111,721,234	-£115,840,081	-£116,238,309	-£117,233,879	-£123,207,301	-£126,525,869

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£69,081,751	£43,565,582	£39,403,596	£39,003,314	£38,002,606	£31,998,356	£28,662,661
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£56,312,860	£31,867,910	£27,722,150	£27,323,401	£26,326,530	£20,345,299	£17,009,053
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£43,550,187	£20,125,398	£15,994,619	£15,597,288	£14,603,959	£8,619,321	£5,277,343
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£30,744,160	£8,338,485	£4,221,452	£3,822,643	£2,823,333	-£3,172,528	-£6,503,561
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£17,895,205	-£3,497,046	-£7,639,375	-£8,037,901	-£9,034,218	-£15,012,118	-£18,333,174
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£5,003,751	-£16,415,350	-£20,548,261	-£19,940,705	-£20,937,015	-£26,898,977	-£30,211,011
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£7,909,776	-£27,377,137	-£31,497,837	-£31,894,313	-£32,885,501	-£38,832,628	-£42,136,587
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£20,904,954	-£39,381,965	-£43,493,652	-£43,889,271	-£44,878,318	-£50,812,598	-£54,109,421
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£33,921,350	-£51,429,395	-£55,533,252	-£55,928,126	-£56,915,310	-£62,850,318	-£66,184,229
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£47,009,799	-£63,518,984	-£67,637,831	-£68,036,059	-£69,031,629	-£75,005,051	-£78,323,619

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£126,011,376	£100,545,207	£96,383,223	£95,982,939	£94,982,231	£88,977,981	£85,642,286
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£113,292,485	£88,847,535	£84,701,775	£84,303,026	£83,306,155	£77,324,924	£73,988,678
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£100,529,812	£77,105,023	£72,974,244	£72,576,913	£71,583,584	£65,598,946	£62,256,968
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£87,723,785	£65,318,110	£61,201,077	£60,802,268	£59,802,958	£53,807,097	£50,476,064
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£74,874,830	£53,482,579	£49,340,250	£48,941,724	£47,945,407	£41,967,507	£38,646,451
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£61,983,376	£41,564,275	£37,433,364	£37,035,920	£36,042,310	£30,080,648	£26,768,614
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£49,049,847	£29,602,488	£25,481,788	£25,085,312	£24,094,124	£18,146,997	£14,843,038
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£36,074,671	£17,597,660	£13,485,973	£13,090,354	£12,101,307	£6,167,027	£2,870,204
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£23,058,275	£5,550,230	£1,446,373	£1,051,499	£64,315	-£5,880,693	-£9,204,604
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£9,969,826	-£6,539,359	-£10,658,206	-£11,056,434	-£12,052,004	-£18,025,426	-£21,343,994

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units		Value Area	Zone A - Kings Cross Higher
No Units	526	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£216,644,759	£190,764,581	£188,602,596	£188,202,315	£185,207,699	£176,197,355	£176,867,661
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£202,384,321	£177,517,334	£173,371,575	£172,972,826	£171,975,954	£165,994,723	£162,671,818
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£188,080,432	£164,225,247	£160,094,468	£159,697,137	£158,703,809	£152,743,840	£149,432,746
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£173,722,504	£150,888,759	£146,771,726	£146,375,696	£145,385,622	£139,445,174	£136,144,925
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£159,298,784	£137,508,307	£133,403,799	£133,008,956	£132,021,847	£126,099,197	£122,807,258
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£144,832,584	£124,084,327	£119,991,134	£119,597,364	£118,612,937	£112,683,147	£109,371,112
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£130,324,299	£110,617,258	£106,525,977	£106,129,503	£105,138,314	£99,191,187	£95,887,227
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£115,774,368	£97,083,542	£92,971,854	£92,576,236	£91,587,189	£85,652,908	£82,356,086
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£101,183,217	£83,477,804	£79,373,947	£78,979,073	£77,991,890	£72,068,766	£68,778,174
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£86,551,272	£69,829,907	£65,732,707	£65,338,470	£64,352,873	£58,439,295	£55,153,974

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£34,356,527	-£36,976,654	-£34,134,579	-£34,536,562	-£35,530,270	-£101,543,520	-£104,870,218
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£78,356,554	-£103,223,541	-£107,369,300	-£107,768,049	-£108,764,921	-£114,746,152	-£118,069,057
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£102,660,443	-£116,515,628	-£120,646,407	-£121,043,738	-£122,037,066	-£127,997,035	-£131,308,129
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£107,018,371	-£129,852,116	-£133,969,149	-£134,365,179	-£135,355,253	-£141,295,701	-£144,595,950
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£121,442,081	-£143,232,558	-£147,337,076	-£147,731,919	-£148,719,028	-£154,641,678	-£157,933,617
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£135,908,291	-£156,656,548	-£160,749,741	-£161,143,511	-£162,127,938	-£168,057,728	-£171,369,763
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£150,416,576	-£170,123,617	-£174,214,898	-£174,611,372	-£175,602,561	-£181,549,688	-£184,853,648
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£164,966,507	-£183,657,333	-£187,769,021	-£188,164,639	-£189,153,686	-£195,087,967	-£198,384,789
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£179,557,658	-£197,263,071	-£201,366,928	-£201,761,802	-£202,748,985	-£208,672,089	-£211,962,701
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£194,189,603	-£210,910,968	-£215,008,168	-£215,402,405	-£216,388,002	-£222,301,580	-£225,586,901

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£52,235,038	£26,354,831	£22,192,846	£21,792,563	£20,791,855	£14,787,605	£11,451,911
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£37,974,571	£13,107,584	£8,961,825	£8,563,076	£7,566,004	£1,584,973	-£1,737,932
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£23,670,682	-£184,503	-£4,315,282	-£4,712,613	-£5,705,941	-£11,665,910	-£14,977,004
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£9,312,754	-£13,520,991	-£17,638,024	-£18,034,054	-£19,024,128	-£24,964,576	-£28,264,825
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£5,110,956	-£26,901,443	-£31,005,961	-£31,400,794	-£32,387,903	-£38,310,553	-£41,602,492
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£19,577,166	-£40,325,423	-£44,418,616	-£44,812,386	-£45,796,813	-£51,726,603	-£55,038,638
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£34,085,451	-£53,792,492	-£57,883,773	-£58,280,247	-£59,271,436	-£65,218,563	-£68,522,523
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£48,635,382	-£67,326,208	-£71,437,896	-£71,833,514	-£72,822,561	-£78,756,842	-£82,053,664
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£63,226,533	-£80,931,946	-£85,035,803	-£85,430,677	-£86,417,860	-£92,340,964	-£95,631,576
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£77,858,478	-£94,579,843	-£98,677,043	-£99,071,280	-£100,056,877	-£105,970,455	-£109,255,776

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£100,437,268	£74,557,081	£70,395,096	£69,994,813	£68,994,105	£62,989,855	£59,654,161
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£86,176,821	£61,309,834	£57,164,075	£56,765,326	£55,768,454	£49,787,223	£46,464,318
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£71,872,932	£48,017,747	£43,886,968	£43,489,637	£42,496,309	£36,536,340	£33,225,246
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£57,515,004	£34,681,259	£30,564,226	£30,168,196	£29,178,122	£23,237,674	£19,937,425
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£43,091,284	£21,300,807	£17,196,299	£16,801,456	£15,814,347	£9,891,697	£6,599,758
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£28,625,084	£7,876,827	£3,783,634	£3,389,864	£2,405,437	-£3,524,353	-£6,836,388
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£14,116,799	-£5,590,242	-£9,681,523	-£10,077,997	-£11,068,786	-£17,016,313	-£20,320,273
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£433,132	-£19,123,958	-£23,235,646	-£23,631,264	-£24,620,311	-£30,554,592	-£33,851,414
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£15,024,283	-£32,729,696	-£36,833,553	-£37,228,427	-£38,215,610	-£44,138,714	-£47,429,326
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£29,656,228	-£46,377,593	-£50,474,793	-£50,869,030	-£51,854,627	-£57,768,205	-£61,053,526

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£157,416,913	£131,536,706	£127,374,721	£126,974,438	£125,973,730	£119,969,480	£116,633,786
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£143,156,446	£118,289,459	£114,143,700	£113,744,951	£112,748,079	£106,766,848	£103,443,943
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£128,852,557	£104,997,372	£100,866,593	£100,469,262	£99,475,934	£93,515,965	£90,204,871
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£114,494,629	£91,660,884	£87,543,851	£87,147,821	£86,157,747	£80,217,299	£76,917,050
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£100,070,919	£78,280,432	£74,175,924	£73,781,081	£72,793,972	£66,871,322	£63,579,383
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£85,604,709	£64,856,452	£60,763,259	£60,369,489	£59,385,062	£53,455,272	£50,143,237
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£71,096,424	£51,389,383	£47,298,102	£46,901,628	£45,910,439	£39,963,312	£36,659,352
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£56,546,493	£37,855,667	£33,743,979	£33,348,361	£32,359,314	£26,425,033	£23,128,211
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£41,955,342	£24,249,929	£20,146,072	£19,751,198	£18,764,015	£12,840,911	£9,550,299
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£27,323,397	£10,602,032	£8,504,832	£8,110,595	£5,124,998	-£788,580	-£4,073,901

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units		Value Area	Zone A - Lower Cenral Zone
No Units	526	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£248,022,480	£221,796,080	£217,594,085	£217,193,812	£216,149,104	£210,188,854	£209,353,159
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£232,193,111	£206,959,257	£202,813,499	£202,414,750	£201,417,878	£195,436,648	£192,113,742
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£216,320,339	£192,117,596	£187,986,818	£187,589,486	£186,596,158	£180,636,189	£177,325,095
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£200,404,569	£177,231,533	£173,114,500	£172,718,471	£171,728,396	£165,787,949	£162,487,699
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£184,446,225	£162,301,506	£158,196,998	£157,802,155	£156,815,047	£150,862,397	£147,602,036
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£168,445,730	£147,327,952	£143,234,758	£142,840,988	£141,856,561	£135,950,004	£132,668,583
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£152,370,877	£132,311,307	£128,228,232	£127,835,422	£126,853,396	£120,961,241	£117,687,821
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£136,246,190	£117,252,010	£113,177,867	£112,785,905	£111,806,002	£105,910,915	£102,614,093
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£120,080,284	£102,150,498	£98,073,645	£97,678,772	£96,691,588	£90,768,485	£87,477,872
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£103,873,584	£86,971,298	£82,874,098	£82,479,859	£81,494,264	£75,580,685	£72,295,365

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

						£97,649,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£327,718,425	-£338,965,225	-£331,180,980	-£333,597,053	-£335,697,711	-£370,552,041	-£373,897,718
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£48,547,764	-£73,781,618	-£77,927,376	-£78,326,125	-£79,322,997	-£85,304,227	-£88,627,133
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£64,420,536	-£88,623,279	-£92,754,057	-£93,151,389	-£94,144,717	-£100,104,686	-£103,415,780
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£80,336,306	-£103,509,342	-£107,626,375	-£108,022,404	-£109,012,479	-£114,952,926	-£118,253,176
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£96,294,650	-£118,439,369	-£122,543,877	-£122,938,720	-£123,925,828	-£129,848,478	-£133,138,839
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£112,295,145	-£133,412,923	-£137,506,117	-£137,899,887	-£138,884,314	-£144,790,871	-£148,072,292
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£128,369,998	-£148,429,568	-£152,512,643	-£152,905,453	-£153,887,479	-£159,779,634	-£163,053,054
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£144,494,685	-£163,486,865	-£167,563,008	-£167,954,970	-£168,934,873	-£174,829,960	-£178,126,792
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£160,660,591	-£178,590,377	-£182,667,230	-£183,062,103	-£184,049,287	-£189,972,390	-£193,263,003
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£176,867,291	-£193,769,577	-£197,866,777	-£198,261,016	-£199,246,611	-£205,166,190	-£208,445,510

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

						£57,186,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£83,612,711	£57,346,330	£53,184,345	£52,784,062	£51,783,354	£45,779,104	£42,443,409
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£67,783,361	£42,549,507	£38,403,749	£38,005,000	£37,008,128	£31,026,898	£27,703,992
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£51,910,589	£27,707,846	£23,577,068	£23,179,736	£22,186,408	£16,226,439	£12,915,345
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£35,994,819	£12,821,783	£8,704,750	£8,308,721	£7,318,646	£1,378,199	-£1,922,051
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£20,036,475	-£3,108,244	-£7,212,752	-£7,607,595	-£8,594,703	-£14,547,353	-£17,807,714
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£4,035,980	-£17,081,798	-£21,174,992	-£21,568,762	-£22,553,189	-£28,459,746	-£31,741,167
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£12,036,873	-£32,096,443	-£36,181,518	-£36,574,328	-£37,556,354	-£43,448,509	-£46,721,929
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£28,163,560	-£47,157,740	-£51,231,883	-£51,623,845	-£52,603,748	-£58,498,835	-£61,795,667
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£44,329,466	-£62,259,252	-£66,336,105	-£66,730,978	-£67,718,162	-£73,641,265	-£76,931,878
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£60,536,166	-£77,438,452	-£81,535,652	-£81,929,891	-£82,915,486	-£88,829,065	-£92,114,385

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

						£40,420,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£131,814,961	£105,548,580	£101,386,595	£100,986,312	£99,985,604	£93,981,354	£90,645,659
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£115,985,611	£90,751,757	£86,605,999	£86,207,250	£85,210,378	£79,229,148	£75,906,242
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£100,112,839	£75,910,096	£71,779,318	£71,381,986	£70,388,658	£64,428,689	£61,117,595
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£84,197,069	£61,024,033	£56,907,000	£56,510,971	£55,520,896	£49,580,449	£46,280,199
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£68,238,725	£46,094,006	£41,989,498	£41,594,655	£40,607,547	£34,684,897	£31,394,536
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£52,238,230	£31,120,452	£27,027,258	£26,633,488	£25,649,061	£19,742,504	£16,461,083
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£36,163,377	£16,103,807	£12,020,732	£11,627,922	£10,645,896	£4,753,741	£1,480,321
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£20,038,690	£1,044,510	-£3,029,633	-£3,421,595	-£4,401,498	-£10,296,585	-£13,593,407
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£3,872,784	-£14,057,406	-£18,133,855	-£18,529,728	-£19,515,512	-£25,430,015	-£28,720,628
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£12,335,816	-£26,236,202	-£30,333,402	-£33,727,641	-£34,713,236	-£40,626,815	-£43,912,135

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

						£20,601,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£188,794,586	£162,528,205	£158,366,220	£157,965,937	£156,965,229	£150,960,979	£147,625,284
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£172,965,236	£147,731,382	£143,585,624	£143,186,875	£142,190,003	£136,208,773	£132,885,867
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£157,092,464	£132,889,721	£128,758,943	£128,361,611	£127,368,283	£121,408,314	£118,097,220
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£141,176,694	£118,003,658	£113,886,625	£113,490,596	£112,500,521	£106,560,074	£103,259,824
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£125,218,350	£103,073,631	£98,969,123	£98,574,280	£97,587,172	£91,664,522	£88,374,161
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£109,217,855	£88,100,077	£84,006,883	£83,613,113	£82,628,686	£76,722,129	£73,440,708
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£93,143,002	£73,083,432	£69,000,357	£68,607,547	£67,625,521	£61,733,366	£58,459,946
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£77,018,315	£58,024,135	£53,949,992	£53,558,030	£52,578,127	£46,683,040	£43,386,218
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£60,852,409	£42,922,623	£38,845,770	£38,450,897	£37,463,713	£31,540,610	£28,249,997
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£44,645,709	£27,743,423	£23,646,223	£23,251,984	£22,266,389	£16,352,810	£13,067,490

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units	Value Area	Zone A - Medium Central Zone

No Units	526
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£321,297,035	£293,894,981	£289,767,666	£289,370,767	£288,376,500	£282,426,038	£276,117,547
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£301,746,953	£275,522,258	£271,411,036	£271,015,659	£270,027,217	£264,096,564	£260,801,758
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£282,213,453	£257,105,065	£253,008,700	£252,614,728	£251,629,801	£245,718,337	£242,407,243
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£262,636,955	£238,643,836	£234,561,104	£234,168,423	£233,186,722	£227,254,421	£223,954,173
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£243,017,883	£220,139,004	£216,047,796	£215,652,953	£214,665,845	£208,743,195	£205,452,834
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£223,356,658	£201,563,075	£197,469,882	£197,076,111	£196,091,685	£190,185,127	£186,903,706
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£203,653,706	£182,930,756	£178,847,681	£178,454,871	£177,472,845	£171,580,689	£168,307,269
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£183,909,452	£164,255,784	£160,181,640	£159,789,680	£158,809,776	£152,930,352	£149,664,005
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£164,124,316	£145,538,597	£141,472,212	£141,080,989	£140,102,932	£134,234,584	£130,974,391
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£144,292,309	£126,779,631	£122,719,845	£122,329,251	£121,352,766	£115,493,858	£112,238,908

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£40,496,157	£13,154,106	£9,026,791	£8,629,892	£7,637,645	£1,684,163	£1,623,326
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£21,006,078	-£5,218,617	-£9,329,839	-£9,725,216	-£10,713,658	-£16,644,311	-£19,939,117
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£1,472,578	-£23,635,810	-£27,732,175	-£28,126,147	-£29,111,074	-£35,022,538	-£38,333,632
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£18,103,920	-£42,097,039	-£46,179,771	-£46,572,452	-£47,554,153	-£53,486,454	-£56,786,702
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£37,722,992	-£60,601,871	-£64,693,079	-£65,087,922	-£66,075,030	-£71,997,680	-£75,288,041
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£57,384,217	-£79,177,800	-£83,270,993	-£83,664,764	-£84,649,190	-£90,555,748	-£93,837,169
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£77,087,167	-£97,810,119	-£101,893,194	-£102,286,004	-£103,268,030	-£109,160,186	-£112,433,606
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£96,831,423	-£116,485,091	-£120,559,235	-£120,951,195	-£121,931,099	-£127,810,523	-£131,076,870
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£116,616,559	-£135,202,278	-£139,268,663	-£139,659,886	-£140,637,943	-£146,506,291	-£149,766,484
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£136,448,566	-£153,961,244	-£158,021,030	-£158,411,624	-£159,388,109	-£165,247,017	-£168,501,967

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£156,827,282	£129,485,231	£125,357,916	£124,961,017	£123,968,770	£118,015,288	£114,707,797
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£137,337,203	£111,112,508	£107,001,286	£106,605,909	£105,617,467	£99,686,814	£96,392,008
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£117,803,703	£92,695,315	£88,598,950	£88,204,978	£87,220,051	£81,308,587	£77,997,493
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£98,227,205	£74,234,086	£70,151,354	£69,758,673	£68,776,972	£62,844,671	£59,544,423
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£78,608,133	£55,729,254	£51,638,046	£51,243,203	£50,256,095	£44,333,445	£41,043,084
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£58,946,908	£37,153,325	£33,060,132	£32,666,361	£31,681,935	£25,775,377	£22,493,956
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£39,243,958	£18,521,006	£14,437,931	£14,045,121	£13,063,095	£7,170,939	£3,897,519
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£19,499,702	£153,586	-£3,920,570	-£4,312,530	-£5,292,626	-£11,173,208	-£14,440,245
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£285,434	-£18,871,153	-£22,937,538	-£23,328,761	-£24,306,818	-£30,175,166	-£33,435,359
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£20,117,441	-£37,630,119	-£41,689,905	-£42,080,499	-£43,056,984	-£48,915,892	-£52,170,842

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£205,029,532	£177,687,481	£173,560,166	£173,163,267	£172,171,020	£166,217,538	£162,910,047
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£185,539,453	£159,314,758	£155,203,536	£154,808,159	£153,819,717	£147,889,064	£144,594,258
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£166,005,953	£140,897,565	£136,801,200	£136,407,228	£135,422,301	£129,510,837	£126,199,743
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£146,429,455	£122,436,336	£118,353,604	£117,960,923	£116,979,222	£111,046,921	£107,746,673
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£126,810,383	£103,931,504	£99,840,296	£99,445,453	£98,458,345	£92,535,695	£89,245,334
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£107,149,158	£85,355,575	£81,262,382	£80,868,611	£79,884,185	£73,977,627	£70,696,206
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£87,446,208	£66,723,256	£62,640,181	£62,247,371	£61,265,345	£55,373,189	£52,099,769
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£67,701,952	£48,048,284	£43,974,140	£43,582,180	£42,602,276	£36,722,852	£33,456,505
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£47,916,816	£29,331,097	£25,264,712	£24,873,489	£23,895,432	£18,027,084	£14,766,891
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£28,084,809	£10,572,131	£6,512,345	£6,121,751	£5,145,266	-£713,642	-£3,968,592

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£262,009,157	£234,667,106	£230,539,791	£230,142,892	£229,150,645	£223,197,163	£219,889,672
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£242,519,078	£216,294,383	£212,183,161	£211,787,784	£210,799,342	£204,868,689	£201,573,883
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£222,985,578	£197,877,190	£193,780,825	£193,386,853	£192,401,926	£186,490,462	£183,179,368
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£203,409,080	£179,415,961	£175,333,229	£174,940,548	£173,958,847	£168,026,546	£164,726,298
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£183,790,008	£160,911,129	£156,819,921	£156,425,078	£155,437,970	£149,515,320	£146,224,959
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£164,128,783	£142,335,200	£138,242,007	£137,848,236	£136,863,810	£130,957,252	£127,675,831
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£144,425,833	£123,702,881	£119,619,806	£119,226,996	£118,244,970	£112,352,814	£109,079,394
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£124,681,577	£105,027,909	£100,953,765	£100,561,805	£99,581,901	£93,702,477	£90,436,130
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£104,896,441	£86,310,722	£82,244,337	£81,853,114	£80,875,057	£75,006,709	£71,746,516
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£85,064,434	£67,551,756	£63,491,970	£63,101,376	£62,124,891	£56,265,983	£53,011,033

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units	Value Area	Zone A - Higher Central Zone

No Units	526
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£363,073,930	£335,062,900	£330,935,585	£330,538,986	£329,546,439	£323,592,557	£320,285,407
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£341,492,006	£314,631,781	£310,520,560	£310,125,183	£309,136,740	£303,206,087	£299,911,281
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£319,866,661	£294,156,192	£290,059,828	£289,665,856	£288,680,929	£282,771,363	£279,488,271
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£298,198,318	£273,636,567	£269,553,835	£269,161,155	£268,179,454	£262,289,249	£259,016,912
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£276,487,401	£253,073,340	£249,003,029	£248,611,526	£247,632,766	£241,760,213	£238,497,683
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£254,734,332	£232,466,943	£228,407,854	£228,017,414	£227,041,316	£221,176,627	£217,895,206
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£232,939,536	£211,817,810	£207,768,756	£207,379,269	£206,398,244	£200,506,088	£197,232,669
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£211,103,435	£191,115,083	£187,040,940	£186,648,978	£185,669,074	£179,789,650	£176,523,304
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£189,226,454	£170,331,796	£166,265,411	£165,874,188	£164,896,131	£159,027,784	£155,767,591
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£167,309,015	£149,506,731	£145,446,943	£145,056,349	£144,079,865	£138,220,957	£134,966,008

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

	£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£82,333,055	£54,322,025	£50,194,710	£49,797,811	£48,805,564	£42,852,082	£39,544,552
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£60,751,131	£33,890,906	£29,779,685	£29,384,308	£28,395,865	£22,465,212	£19,170,406
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£39,125,786	£13,415,317	£9,318,953	£8,924,981	£7,940,054	£2,030,488	-£1,252,604
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£17,457,443	-£7,104,308	-£11,187,040	-£11,579,720	-£12,561,421	-£18,451,626	-£21,723,563
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£4,253,474	-£27,667,535	-£31,737,846	-£32,129,349	-£33,108,109	-£38,980,662	-£42,243,192
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£26,036,543	-£48,273,932	-£52,333,021	-£52,723,461	-£53,699,559	-£59,564,248	-£62,845,669
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£47,801,339	-£68,923,065	-£72,972,119	-£73,361,606	-£74,342,631	-£80,234,787	-£83,508,206
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£69,637,440	-£89,625,792	-£93,699,935	-£94,091,897	-£95,071,801	-£100,951,225	-£104,217,571
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£91,514,421	-£110,409,079	-£114,475,464	-£114,866,687	-£115,844,744	-£121,713,091	-£124,973,284
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£113,431,860	-£131,234,144	-£135,293,932	-£135,684,526	-£136,661,010	-£142,519,918	-£145,774,867

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

	£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£198,664,180	£170,653,150	£166,525,835	£166,128,936	£165,136,689	£159,183,207	£155,875,717
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£177,082,256	£150,222,031	£146,110,810	£145,715,433	£144,726,990	£138,796,337	£135,501,531
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£155,456,911	£129,746,442	£125,650,078	£125,256,106	£124,271,179	£118,361,613	£115,078,521
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£133,788,568	£109,226,817	£105,144,085	£104,751,405	£103,769,704	£97,879,499	£94,607,162
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£112,077,651	£88,663,590	£84,593,279	£84,201,776	£83,223,016	£77,350,463	£74,087,933
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£90,324,582	£68,057,193	£63,998,104	£63,607,664	£62,631,566	£56,766,877	£53,485,456
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£68,529,786	£47,408,060	£43,358,006	£42,968,519	£41,988,494	£36,096,338	£32,822,919
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£46,693,685	£26,705,333	£22,631,190	£22,239,228	£21,259,324	£15,379,900	£12,113,554
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£24,816,704	£5,922,046	£1,855,661	£1,464,438	£486,381	-£5,381,966	-£8,642,159
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£2,899,265	-£14,993,019	-£18,962,827	-£19,353,421	-£20,329,635	-£26,188,793	-£29,441,742

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

	£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£246,866,430	£218,855,400	£214,728,085	£214,331,186	£213,338,939	£207,385,457	£204,077,967
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£225,284,506	£198,424,281	£194,313,060	£193,917,683	£192,929,240	£186,998,587	£183,703,781
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£203,659,161	£177,948,692	£173,852,328	£173,458,356	£172,473,429	£166,563,863	£163,280,771
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£181,990,818	£157,429,067	£153,346,335	£152,953,655	£151,971,954	£146,081,749	£142,809,412
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£160,279,901	£136,865,840	£132,795,529	£132,404,026	£131,425,266	£125,552,713	£122,290,183
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£138,526,832	£116,259,443	£112,200,354	£111,809,914	£110,833,816	£104,969,127	£101,687,706
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£116,732,036	£95,610,310	£91,561,256	£91,171,769	£90,190,744	£84,298,588	£81,025,169
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£94,895,935	£74,907,583	£70,833,440	£70,441,478	£69,461,574	£63,582,150	£60,315,804
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£73,018,954	£54,124,296	£50,057,911	£49,666,688	£48,688,631	£42,820,284	£39,560,091
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£51,101,515	£33,299,231	£29,239,443	£28,848,849	£27,872,365	£22,013,457	£18,758,508

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

	£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£303,846,055	£275,835,025	£271,707,710	£271,310,811	£270,318,564	£264,365,082	£261,057,592
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£282,264,131	£255,403,906	£251,292,685	£250,897,308	£249,908,865	£243,978,212	£240,683,406
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£260,638,786	£234,928,317	£230,831,953	£230,437,981	£229,453,054	£223,543,488	£220,260,396
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£238,970,443	£214,408,692	£210,325,960	£209,933,280	£208,951,579	£203,061,374	£199,789,037
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£217,259,526	£193,845,465	£189,775,154	£189,383,651	£188,404,891	£182,532,338	£179,269,808
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£195,506,457	£173,239,068	£169,179,979	£168,789,539	£167,813,441	£161,948,752	£158,667,331
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£173,711,661	£152,589,935	£148,540,881	£148,151,394	£147,170,369	£141,278,213	£138,004,794
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£151,875,560	£131,887,208	£127,813,065	£127,421,103	£126,441,199	£120,561,775	£117,295,429
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£129,998,579	£111,103,921	£107,037,536	£106,646,313	£105,668,256	£99,799,909	£96,539,716
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£108,081,140	£90,278,856	£86,219,068	£85,828,474	£84,851,990	£78,993,082	£75,738,133

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units	
No Units	86
Site Area	1.04 Ha

Value Area	Zone B - £900 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£2,086,140	-£8,340,783	-£10,059,451	-£10,186,286	-£10,503,375	-£12,405,910	-£13,462,874
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£3,230,047	-£9,291,725	-£11,004,464	-£11,130,954	-£11,447,181	-£13,344,539	-£14,398,627
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£4,384,063	-£10,253,220	-£11,960,477	-£12,086,649	-£12,402,081	-£14,294,668	-£15,346,105
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£5,548,090	-£11,225,147	-£12,927,386	-£13,053,267	-£13,367,971	-£15,256,189	-£16,305,198
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£6,722,034	-£12,207,407	-£13,905,087	-£14,030,703	-£14,344,744	-£16,228,992	-£17,275,795
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£7,905,799	-£13,199,901	-£14,893,476	-£15,018,853	-£15,332,298	-£17,212,968	-£18,257,785

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£103,490,870	-£109,745,493	-£111,464,181	-£111,591,017	-£111,906,106	-£113,810,641	-£114,867,605
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£104,634,776	-£110,696,456	-£112,409,194	-£112,535,685	-£112,851,912	-£114,749,270	-£115,803,357
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£105,788,794	-£111,657,950	-£113,365,208	-£113,491,380	-£113,806,811	-£115,699,398	-£116,750,836
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£106,952,821	-£112,629,878	-£114,332,117	-£114,457,998	-£114,772,701	-£116,660,919	-£117,709,929
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£108,126,764	-£113,612,138	-£115,309,818	-£115,435,434	-£115,749,475	-£117,633,723	-£118,680,526
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£109,310,530	-£114,604,631	-£116,298,206	-£116,423,584	-£116,737,028	-£118,617,699	-£119,662,516

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£61,471,801	-£67,726,224	-£69,444,912	-£69,571,748	-£69,888,836	-£71,791,372	-£72,848,336
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£62,615,509	-£68,677,187	-£70,389,925	-£70,516,416	-£70,832,642	-£72,730,001	-£73,784,088
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£63,769,524	-£69,638,681	-£71,345,938	-£71,472,111	-£71,787,542	-£73,680,129	-£74,731,567
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£64,933,552	-£70,610,608	-£72,312,847	-£72,438,729	-£72,753,432	-£74,641,650	-£75,690,659
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£66,107,495	-£71,592,869	-£73,290,548	-£73,416,165	-£73,730,206	-£75,614,453	-£76,661,256
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£67,291,260	-£72,585,362	-£74,278,937	-£74,404,315	-£74,717,759	-£76,598,430	-£77,643,247

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£45,204,663	-£51,266,341	-£52,979,079	-£53,105,570	-£53,421,796	-£55,319,154	-£56,373,242
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£46,358,678	-£52,227,835	-£53,935,092	-£54,061,264	-£54,376,696	-£56,269,283	-£57,320,721
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£47,522,706	-£53,196,762	-£54,902,021	-£55,027,853	-£55,342,586	-£57,230,804	-£58,279,813
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£48,696,649	-£54,182,022	-£55,879,702	-£56,005,319	-£56,319,360	-£58,203,607	-£59,250,410
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£49,880,414	-£55,174,516	-£56,868,091	-£56,993,469	-£57,306,913	-£59,187,584	-£60,232,401

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£23,479,468	-£29,734,109	-£31,452,797	-£31,579,633	-£31,896,721	-£33,799,257	-£34,856,220
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£24,623,393	-£30,685,072	-£32,397,810	-£32,524,300	-£32,840,527	-£34,737,885	-£35,791,973
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£25,777,409	-£31,646,566	-£33,353,823	-£33,479,995	-£33,795,427	-£35,688,014	-£36,739,451
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£26,941,436	-£32,618,493	-£34,320,732	-£34,446,614	-£34,761,317	-£36,649,535	-£37,698,544
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£28,115,380	-£33,600,753	-£35,298,433	-£35,424,050	-£35,738,091	-£37,622,338	-£38,669,141
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£29,299,145	-£34,593,247	-£36,286,822	-£36,412,199	-£36,725,644	-£38,606,315	-£39,651,132

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units		Value Area	Zone B - £950 psf
No Units	**86**	**Sales value inflation**	**Base**
Site Area	**1.04 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£202,943	-£6,085,236	-£7,803,923	-£7,930,758	-£8,247,848	-£10,150,383	-£11,207,347
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£1,052,477	-£7,148,974	-£8,861,712	-£8,988,203	-£9,304,430	-£11,201,788	-£12,255,875
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£2,321,100	-£8,223,245	-£9,930,502	-£10,056,675	-£10,372,106	-£12,264,693	-£13,316,131
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£3,599,737	-£9,307,948	-£11,010,188	-£11,136,069	-£11,450,772	-£13,338,990	-£14,388,000
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£4,888,290	-£10,402,985	-£12,100,665	-£12,226,281	-£12,540,322	-£14,424,570	-£15,471,373
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£6,186,664	-£11,508,255	-£13,201,829	-£13,327,208	-£13,640,652	-£15,521,323	-£16,566,140

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£101,201,787	-£107,489,966	-£109,208,663	-£109,335,489	-£108,652,579	-£111,555,113	-£112,612,078
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£102,457,208	-£108,553,705	-£110,266,443	-£110,392,934	-£110,709,160	-£112,606,519	-£113,660,606
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£103,726,831	-£109,627,976	-£111,335,233	-£111,461,405	-£111,776,837	-£113,669,424	-£114,720,861
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£105,004,468	-£110,712,679	-£112,414,919	-£112,540,799	-£112,855,503	-£114,743,721	-£115,792,731
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£106,293,021	-£111,807,716	-£113,505,395	-£113,631,012	-£113,945,053	-£115,829,300	-£116,876,104
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£107,591,394	-£112,912,986	-£114,606,560	-£114,731,939	-£115,045,383	-£116,926,054	-£117,970,871

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£59,182,518	-£65,470,697	-£67,189,384	-£67,316,220	-£67,633,309	-£69,535,844	-£70,592,809
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£60,437,938	-£66,534,436	-£68,247,174	-£68,373,665	-£68,689,891	-£70,587,249	-£71,641,337
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£61,706,562	-£67,608,707	-£69,315,964	-£69,442,136	-£69,757,568	-£71,650,155	-£72,701,592
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£62,985,198	-£68,693,410	-£70,395,650	-£70,521,530	-£70,836,233	-£72,724,451	-£73,773,462
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£64,275,752	-£69,789,446	-£71,486,126	-£71,611,743	-£71,925,784	-£73,810,031	-£74,856,834
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£65,572,125	-£70,893,717	-£72,587,291	-£72,712,669	-£73,026,114	-£74,906,784	-£75,951,602

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£41,711,012	-£48,000,191	-£49,717,878	-£49,844,714	-£50,161,803	-£52,064,338	-£53,121,303
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£43,027,092	-£49,123,590	-£50,836,328	-£50,962,818	-£51,279,045	-£53,176,403	-£54,230,491
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£44,295,716	-£50,197,861	-£51,905,118	-£52,031,290	-£52,346,721	-£54,239,308	-£55,290,746
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£45,574,352	-£51,282,563	-£52,984,803	-£53,110,684	-£53,425,387	-£55,313,605	-£56,362,616
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£46,862,906	-£52,377,600	-£54,075,280	-£54,200,897	-£54,514,938	-£56,399,185	-£57,445,988
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£48,161,279	-£53,482,871	-£55,176,444	-£55,301,823	-£55,615,268	-£57,495,938	-£58,540,755

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£21,190,403	-£27,478,582	-£29,197,269	-£29,324,105	-£29,641,194	-£31,543,729	-£32,600,693
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£22,445,823	-£28,542,320	-£30,255,059	-£30,381,549	-£30,697,776	-£32,595,134	-£33,649,222
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£23,714,447	-£29,616,591	-£31,323,849	-£31,450,021	-£31,765,452	-£33,658,039	-£34,709,477
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£24,993,083	-£30,701,294	-£32,403,534	-£32,529,415	-£32,844,118	-£34,732,336	-£35,781,346
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£26,281,636	-£31,796,331	-£33,494,011	-£33,619,627	-£33,933,669	-£35,817,916	-£36,864,719
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£27,580,010	-£32,901,601	-£34,595,176	-£34,720,554	-£35,033,998	-£36,914,669	-£37,959,486

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units		Value Area	Zone B - £1,000 psf
No Units	86	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£2,480,874	-£3,829,708	-£5,548,395	-£5,675,231	-£5,992,320	-£7,894,856	-£9,951,819
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£1,108,185	-£5,006,223	-£6,718,961	-£6,845,452	-£7,161,678	-£9,059,037	-£10,113,125
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£258,139	-£6,193,270	-£7,900,528	-£8,026,700	-£8,342,132	-£10,234,719	-£11,286,156
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£1,651,384	-£7,380,750	-£9,092,989	-£9,218,871	-£9,533,573	-£11,421,791	-£12,470,801
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£3,054,546	-£8,598,563	-£10,296,243	-£10,421,859	-£10,735,900	-£12,620,148	-£13,666,951
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£4,467,529	-£9,816,610	-£11,510,184	-£11,635,561	-£11,949,007	-£13,829,678	-£14,874,494

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£98,944,066	-£105,234,439	-£106,953,126	-£107,079,961	-£107,397,051	-£109,299,588	-£110,356,556
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£100,296,546	-£106,410,954	-£108,123,692	-£108,250,183	-£108,566,409	-£110,463,767	-£111,517,856
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£101,662,870	-£107,598,000	-£109,305,259	-£109,431,431	-£109,746,862	-£111,639,449	-£112,690,887
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£103,056,115	-£108,795,481	-£110,497,720	-£110,623,602	-£110,938,304	-£112,826,522	-£113,875,532
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£104,459,277	-£110,003,294	-£111,700,973	-£111,826,590	-£112,140,631	-£114,024,878	-£115,071,682
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£105,872,260	-£111,221,341	-£112,914,914	-£113,040,292	-£113,353,738	-£115,234,408	-£116,279,224

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£56,924,787	-£63,215,169	-£64,933,856	-£65,060,692	-£65,377,782	-£67,280,317	-£68,337,281
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£58,277,277	-£64,391,685	-£66,104,423	-£66,230,913	-£66,547,140	-£68,444,498	-£69,498,587
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£59,643,601	-£65,578,731	-£67,285,989	-£67,412,162	-£67,727,593	-£69,620,180	-£70,671,618
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£61,036,846	-£66,776,212	-£68,478,451	-£68,604,332	-£68,919,035	-£70,807,253	-£71,856,263
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£62,440,007	-£67,984,024	-£69,681,704	-£69,807,321	-£70,121,362	-£72,005,609	-£73,052,412
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£63,852,991	-£69,202,071	-£70,895,645	-£71,021,023	-£71,334,468	-£73,215,139	-£74,259,955

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£39,718,041	-£44,008,423	-£45,726,110	-£45,852,946	-£46,170,036	-£48,072,571	-£49,129,535
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£40,869,430	-£46,980,838	-£48,693,577	-£48,820,067	-£49,136,294	-£51,033,652	-£52,087,741
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£42,232,754	-£48,167,885	-£49,875,143	-£50,001,315	-£50,316,747	-£52,209,334	-£53,260,772
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£43,626,000	-£49,365,366	-£51,067,605	-£51,193,486	-£51,508,188	-£53,396,406	-£54,445,417
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£45,029,161	-£50,573,178	-£52,270,858	-£52,396,475	-£52,710,516	-£54,594,763	-£55,641,566
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£46,442,145	-£51,791,225	-£53,484,799	-£53,610,177	-£53,923,622	-£55,804,293	-£56,849,109

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£18,932,673	-£25,223,054	-£26,941,741	-£27,068,577	-£27,385,668	-£29,288,202	-£30,345,165
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£20,285,161	-£26,399,569	-£28,112,307	-£28,238,798	-£28,555,025	-£30,452,383	-£31,506,471
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£21,651,485	-£27,586,616	-£29,293,874	-£29,420,046	-£29,735,478	-£31,628,065	-£32,679,502
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£23,044,731	-£28,784,096	-£30,486,335	-£30,612,217	-£30,926,919	-£32,815,137	-£33,864,147
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£24,447,892	-£29,991,909	-£31,689,589	-£31,815,205	-£32,129,246	-£34,013,494	-£35,060,297
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£25,860,875	-£31,209,956	-£32,903,530	-£33,029,908	-£33,343,353	-£35,223,024	-£36,267,840

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units		Value Area	Zone B - £1,050 psf
No Units	86	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£4,700,764	-£1,574,181	-£3,292,868	-£3,419,704	-£3,736,792	-£5,839,328	-£6,696,291
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£3,253,029	-£2,863,472	-£4,576,210	-£4,702,701	-£5,018,927	-£6,916,285	-£7,970,374
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£1,777,699	-£4,163,295	-£5,870,552	-£5,996,726	-£6,312,156	-£8,204,744	-£9,256,181
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£292,505	-£5,473,551	-£7,175,790	-£7,301,672	-£7,616,375	-£9,504,593	-£10,553,604
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£1,220,803	-£6,794,141	-£8,491,820	-£8,617,437	-£8,931,478	-£10,815,725	-£11,862,530
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£2,748,394	-£8,124,963	-£9,818,538	-£9,943,916	-£10,257,361	-£12,138,032	-£13,182,848

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£96,703,567	-£102,978,912	-£104,697,599	-£104,824,434	-£105,141,523	-£107,044,058	-£108,101,022
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£98,151,702	-£104,268,203	-£105,980,941	-£106,107,431	-£106,423,658	-£108,321,016	-£109,375,105
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£99,827,032	-£105,568,026	-£107,275,283	-£107,401,456	-£107,716,887	-£109,609,475	-£110,660,011
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£101,112,226	-£106,878,282	-£108,580,521	-£108,706,403	-£109,021,106	-£110,909,324	-£111,956,334
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£102,625,533	-£108,198,871	-£109,896,551	-£110,022,168	-£110,336,209	-£112,220,456	-£113,267,260
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£104,153,126	-£109,529,694	-£111,223,269	-£111,348,647	-£111,662,092	-£113,542,763	-£114,587,579

Residual Land values comapred to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£54,684,698	-£60,959,642	-£62,678,329	-£62,805,165	-£63,122,254	-£65,024,789	-£66,081,753
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£56,132,432	-£62,248,933	-£63,961,672	-£64,088,162	-£64,404,389	-£66,301,747	-£67,355,836
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£57,807,763	-£63,548,757	-£65,256,014	-£65,382,187	-£65,697,618	-£67,590,206	-£68,641,642
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£59,092,956	-£64,859,013	-£66,561,252	-£66,687,134	-£67,001,837	-£68,890,055	-£69,939,065
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£60,606,264	-£66,179,602	-£67,877,282	-£68,002,899	-£68,316,940	-£70,201,187	-£71,247,991
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£62,133,855	-£67,510,425	-£69,204,000	-£69,329,378	-£69,642,823	-£71,523,494	-£72,568,310

Residual Land values comapred to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£37,870,632	-£43,145,576	-£44,864,263	-£44,991,099	-£45,308,188	-£47,210,723	-£48,267,687
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£38,721,586	-£44,838,087	-£46,550,825	-£46,677,316	-£46,993,543	-£48,890,901	-£49,944,989
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£40,196,917	-£46,137,911	-£47,845,168	-£47,971,341	-£48,286,771	-£50,179,359	-£51,230,796
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£41,682,110	-£47,448,167	-£49,150,406	-£49,276,287	-£49,590,991	-£51,479,209	-£52,528,219
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£43,195,418	-£48,768,756	-£50,466,436	-£50,592,052	-£50,906,094	-£52,790,341	-£53,837,145
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£44,723,009	-£50,099,579	-£51,793,154	-£51,918,531	-£52,231,977	-£54,112,647	-£55,157,464

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£16,692,582	-£22,967,527	-£24,686,214	-£24,813,050	-£25,130,138	-£27,032,674	-£28,089,637
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£18,140,317	-£24,256,818	-£25,969,556	-£26,096,047	-£26,412,273	-£28,309,632	-£29,363,720
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£19,815,647	-£25,556,641	-£27,263,899	-£27,390,072	-£27,705,502	-£29,598,090	-£30,649,527
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£21,100,841	-£26,866,898	-£28,569,137	-£28,695,018	-£29,009,721	-£30,897,939	-£31,946,950
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£22,614,149	-£28,187,487	-£29,885,167	-£30,010,783	-£30,324,824	-£32,209,072	-£33,255,876
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£24,141,740	-£29,518,309	-£31,211,884	-£31,337,262	-£31,650,708	-£33,531,378	-£34,576,194

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units

Value Area	Zone B - £1,100 psf

No Units	86
Site Area	1.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£6,927,383	£871,107	-£1,037,340	-£1,164,176	-£1,481,265	-£3,383,800	-£4,440,764
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£5,369,066	-£720,721	-£2,433,459	-£2,559,950	-£2,876,176	-£4,773,534	-£5,827,823
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£3,800,943	-£2,133,321	-£3,840,578	-£3,966,750	-£4,282,182	-£6,174,769	-£7,226,206
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£2,211,577	-£3,556,354	-£5,258,593	-£5,384,473	-£5,699,176	-£7,587,394	-£8,636,405
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£603,730	-£4,989,719	-£6,687,398	-£6,813,015	-£7,127,056	-£9,011,303	-£10,058,108
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£1,029,260	-£6,433,318	-£8,126,893	-£8,252,271	-£8,565,716	-£10,446,386	-£11,491,203

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£94,477,348	-£100,733,624	-£102,442,071	-£102,568,907	-£102,885,996	-£104,788,531	-£105,845,495
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£96,035,665	-£102,125,451	-£103,838,190	-£103,964,681	-£104,280,907	-£106,178,265	-£107,232,354
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£97,603,758	-£103,536,051	-£105,245,309	-£105,371,481	-£105,686,912	-£107,579,499	-£108,630,937
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£99,193,154	-£104,961,084	-£106,683,323	-£106,789,204	-£107,103,907	-£108,992,125	-£110,041,135
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£100,801,001	-£106,394,449	-£108,092,129	-£108,217,746	-£108,531,787	-£110,416,034	-£111,462,838
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£102,433,990	-£107,838,049	-£109,531,624	-£109,657,001	-£109,970,447	-£111,851,116	-£112,895,934

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£52,458,079	-£58,714,355	-£60,422,802	-£60,549,637	-£60,866,727	-£62,769,261	-£63,826,226
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£54,016,395	-£60,106,182	-£61,818,920	-£61,945,412	-£62,261,638	-£64,158,996	-£65,213,084
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£55,584,518	-£61,516,782	-£63,226,039	-£63,352,212	-£63,667,643	-£65,560,230	-£66,611,668
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£57,173,885	-£62,941,815	-£64,664,054	-£64,769,935	-£65,084,638	-£66,972,856	-£68,021,866
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£58,781,752	-£64,375,180	-£66,072,860	-£66,198,476	-£66,512,518	-£68,396,765	-£69,443,569
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£60,414,721	-£65,818,779	-£67,512,354	-£67,637,732	-£67,951,178	-£69,831,847	-£70,876,664

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£30,197,248	-£36,453,524	-£38,161,971	-£38,288,807	-£38,605,897	-£40,508,431	-£41,565,396
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£36,605,549	-£42,695,336	-£44,408,074	-£44,534,566	-£44,850,791	-£46,748,150	-£47,802,238
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£38,173,672	-£44,107,936	-£45,815,193	-£45,941,365	-£46,256,797	-£48,149,384	-£49,200,822
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£39,763,039	-£45,530,969	-£47,253,208	-£47,359,089	-£47,673,792	-£49,562,010	-£50,611,020
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£41,370,886	-£46,964,334	-£48,662,014	-£48,787,630	-£49,101,671	-£50,985,919	-£52,032,723
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£43,003,875	-£48,407,933	-£50,101,508	-£50,226,886	-£50,540,331	-£52,421,001	-£53,465,818

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£14,465,983	-£20,722,239	-£22,430,686	-£22,557,522	-£22,874,611	-£24,777,146	-£25,834,111
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£16,024,280	-£22,114,067	-£23,826,805	-£23,953,297	-£24,269,522	-£26,166,880	-£27,220,969
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£17,592,403	-£23,526,667	-£25,233,924	-£25,360,096	-£25,675,528	-£27,568,115	-£28,619,552
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£19,181,770	-£24,949,700	-£26,671,939	-£26,777,819	-£27,092,523	-£28,980,741	-£30,029,751
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£20,789,616	-£26,383,065	-£28,080,744	-£28,206,361	-£28,520,402	-£30,404,649	-£31,451,454
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£22,422,606	-£27,826,664	-£29,520,239	-£29,645,617	-£29,959,062	-£31,839,732	-£32,884,549

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units		Value Area	Zone B - £1,150 psf
No Units	86	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£9,154,002	£2,882,737	£1,199,879	£1,074,950	£762,626	-£1,128,273	-£2,185,237
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£7,484,353	£1,400,659	-£290,709	-£417,199	-£733,425	-£2,630,783	-£3,684,872
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£5,804,900	-£103,346	-£1,810,603	-£1,936,776	-£2,252,207	-£4,144,794	-£5,196,232
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£4,115,732	-£1,639,155	-£3,341,394	-£3,467,275	-£3,781,979	-£5,670,197	-£6,719,206
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£2,409,914	-£3,185,296	-£4,882,976	-£5,008,593	-£5,322,634	-£7,206,881	-£8,253,685
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£679,507	-£4,741,672	-£6,435,247	-£6,560,625	-£6,874,070	-£8,754,740	-£9,799,557

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£92,250,725	-£98,511,994	-£100,204,852	-£100,329,751	-£100,642,104	-£102,533,004	-£103,589,967
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£93,920,377	-£100,004,072	-£101,695,439	-£101,821,930	-£102,138,156	-£104,035,514	-£105,089,602
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£95,599,830	-£101,508,077	-£103,215,334	-£103,341,506	-£103,656,938	-£105,549,525	-£106,600,962
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£97,288,998	-£103,043,886	-£104,746,125	-£104,872,006	-£105,186,709	-£107,074,927	-£108,123,937
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£98,994,817	-£104,590,027	-£106,287,707	-£106,413,324	-£106,727,365	-£108,611,612	-£109,658,416
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£100,726,224	-£106,146,403	-£107,839,978	-£107,965,356	-£108,278,800	-£110,159,471	-£111,204,288

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£50,231,460	-£56,492,725	-£58,185,582	-£58,310,512	-£58,622,835	-£60,513,735	-£61,570,698
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£51,901,108	-£57,984,803	-£59,676,170	-£59,802,661	-£60,118,886	-£62,016,245	-£63,070,333
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£53,580,561	-£59,488,808	-£61,196,065	-£61,322,237	-£61,637,669	-£63,530,256	-£64,581,693
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£55,269,729	-£61,024,616	-£62,726,855	-£62,852,737	-£63,167,440	-£65,055,658	-£66,104,667
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£56,975,547	-£62,570,758	-£64,268,438	-£64,394,054	-£64,708,095	-£66,592,343	-£67,639,147
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£58,705,954	-£64,127,134	-£65,820,709	-£65,946,087	-£66,259,531	-£68,140,202	-£69,185,019

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£32,045,144	-£37,307,317	-£38,999,974	-£39,125,902	-£39,438,224	-£41,328,124	-£42,385,088
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£34,490,262	-£40,573,957	-£42,265,324	-£42,391,815	-£42,708,040	-£44,605,398	-£45,659,487
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£36,169,715	-£42,077,962	-£43,785,219	-£43,911,391	-£44,226,822	-£46,119,409	-£47,170,847
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£37,858,883	-£43,613,770	-£45,316,009	-£45,441,891	-£45,756,594	-£47,644,812	-£48,693,821
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£39,564,701	-£45,159,912	-£46,857,592	-£46,983,208	-£47,297,249	-£49,181,497	-£50,228,301
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£41,295,109	-£46,716,288	-£48,409,863	-£48,535,241	-£48,848,685	-£50,729,356	-£51,774,173

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£12,239,345	-£18,500,610	-£20,193,467	-£20,318,397	-£20,630,720	-£22,521,619	-£23,578,583
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£13,908,993	-£19,992,687	-£21,684,055	-£21,810,545	-£22,126,771	-£24,024,129	-£25,078,218
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£15,588,446	-£21,496,692	-£23,203,950	-£23,330,122	-£23,645,553	-£25,538,140	-£26,589,578
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£17,277,614	-£23,032,501	-£24,734,740	-£24,860,622	-£25,175,325	-£27,063,543	-£28,112,552
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£18,983,432	-£24,578,643	-£26,276,322	-£26,401,939	-£26,715,980	-£28,600,227	-£29,647,032
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£20,713,839	-£26,135,019	-£27,828,594	-£27,953,971	-£28,267,416	-£30,148,086	-£31,192,904

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units		Value Area	Zone B - £1,200 psf
No Units	86	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR		£11,380,620	£5,098,244	£3,421,509	£3,296,579	£2,984,256	£1,110,313	£69,235
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£9,599,641	£3,511,207	£1,824,208	£1,699,619	£1,388,145	-£488,032	-£1,542,120
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£7,808,857	£1,897,674	£216,075	£91,798	-£222,233	-£2,114,820	-£3,166,257
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£6,008,359	£273,864	-£1,424,196	-£1,550,077	-£1,864,780	-£3,752,998	-£4,802,008
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£4,198,240	-£1,380,874	-£3,078,554	-£3,204,171	-£3,518,212	-£5,402,459	-£6,449,263
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£2,372,806	-£3,050,027	-£4,743,601	-£4,868,980	-£5,182,424	-£7,063,095	-£8,107,912

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£90,024,111	-£96,306,487	-£97,983,222	-£98,108,152	-£98,420,478	-£100,284,417	-£101,335,496
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£91,805,089	-£97,893,524	-£99,580,522	-£99,705,112	-£100,016,585	-£101,892,763	-£102,946,851
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£93,595,874	-£99,507,057	-£101,198,656	-£101,312,933	-£101,626,963	-£103,519,550	-£104,570,988
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£95,396,372	-£101,130,866	-£102,828,927	-£102,954,807	-£103,269,511	-£105,157,729	-£106,206,739
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£97,206,491	-£102,785,605	-£104,483,285	-£104,608,902	-£104,922,843	-£106,807,190	-£107,853,994
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£99,031,926	-£104,454,758	-£106,148,332	-£106,273,711	-£106,587,155	-£108,467,626	-£109,512,843

Residual Land values comapred to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£48,004,842	-£54,287,218	-£55,963,953	-£56,088,882	-£56,401,208	-£58,275,148	-£59,316,227
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£49,785,820	-£55,874,254	-£57,561,253	-£57,685,843	-£57,997,316	-£59,873,493	-£60,927,582
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£51,576,605	-£57,487,788	-£59,169,387	-£59,293,664	-£59,607,694	-£61,500,281	-£62,551,719
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£53,377,103	-£59,111,597	-£60,809,657	-£60,935,538	-£61,250,241	-£63,138,459	-£64,187,470
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£55,187,221	-£60,766,336	-£62,464,016	-£62,589,632	-£62,903,573	-£64,787,921	-£65,834,725
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£57,012,656	-£62,435,489	-£64,129,063	-£64,254,441	-£64,567,886	-£66,448,356	-£67,493,574

Residual Land values comapred to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£30,744,006	-£36,977,579	-£38,654,107	-£38,779,060	-£39,091,386	-£40,965,327	-£42,006,405
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£32,374,974	-£38,463,408	-£40,150,407	-£40,274,997	-£40,586,470	-£42,462,647	-£43,516,736
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£34,165,759	-£40,076,942	-£41,758,541	-£41,882,817	-£42,196,848	-£44,089,435	-£45,140,873
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£35,966,257	-£41,700,751	-£43,398,811	-£43,524,692	-£43,839,395	-£45,727,613	-£46,776,623
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£37,776,375	-£43,355,490	-£45,053,169	-£45,178,786	-£45,492,727	-£47,377,074	-£48,423,879
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£39,601,810	-£45,024,642	-£46,718,216	-£46,843,595	-£47,157,040	-£49,037,510	-£50,082,727

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£10,012,727	-£16,295,103	-£17,971,838	-£18,096,767	-£18,409,093	-£20,283,033	-£21,324,111
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£11,793,705	-£17,882,139	-£19,569,138	-£19,693,727	-£20,005,201	-£21,881,378	-£22,935,467
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£13,584,490	-£19,495,673	-£21,177,272	-£21,301,548	-£21,615,579	-£23,508,166	-£24,559,603
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£15,384,987	-£21,119,482	-£22,817,542	-£22,943,423	-£23,258,126	-£25,146,344	-£26,195,354
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£17,195,106	-£22,774,221	-£24,471,900	-£24,597,517	-£24,911,458	-£26,795,805	-£27,842,609
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£19,020,540	-£24,443,373	-£26,136,947	-£26,262,326	-£26,575,770	-£28,456,241	-£29,501,458

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units	

Value Area	**Zone B - £1,250 psf**

No Units	**86**
Site Area	**1.04 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR		£13,607,238	£7,289,259	£5,621,843	£5,498,791	£5,191,182	£3,331,943	£2,290,863
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£11,714,929	£5,596,651	£3,934,757	£3,810,167	£3,498,694	£1,629,850	£591,604
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£9,812,814	£3,893,826	£2,215,541	£2,091,264	£1,780,574	-£84,845	-£1,136,282
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£7,900,984	£2,182,250	£485,593	£361,604	£51,631	-£1,835,800	-£2,884,809
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£5,979,535	£417,182	-£1,274,133	-£1,399,749	-£1,713,791	-£3,598,037	-£4,644,841
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£4,048,557	-£1,358,382	-£3,051,956	-£3,177,333	-£3,490,779	-£5,371,449	-£6,416,266

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£97,797,465	-£84,115,472	-£95,762,887	-£95,905,939	-£99,213,569	-£98,072,788	-£99,113,887
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£89,689,801	-£95,808,079	-£97,469,974	-£97,594,564	-£97,906,037	-£99,774,880	-£100,813,126
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£91,591,917	-£97,510,905	-£99,189,190	-£99,313,466	-£99,624,156	-£101,489,576	-£102,541,012
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£93,503,747	-£99,242,461	-£100,919,138	-£101,043,127	-£101,353,100	-£103,240,531	-£104,289,546
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£95,425,198	-£100,987,549	-£102,678,864	-£102,804,479	-£103,118,521	-£105,002,768	-£106,049,572
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£97,356,174	-£102,763,112	-£104,458,668	-£104,587,064	-£104,895,510	-£106,776,180	-£107,820,998

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£45,778,223	-£52,096,203	-£53,763,618	-£53,886,670	-£54,194,309	-£56,053,519	-£57,094,598
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£47,670,532	-£53,788,810	-£55,450,705	-£55,575,294	-£55,886,768	-£57,756,611	-£58,793,857
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£49,572,648	-£55,491,636	-£57,169,921	-£57,294,197	-£57,604,887	-£59,470,307	-£60,521,743
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£51,484,477	-£57,223,212	-£58,899,869	-£59,023,857	-£59,333,831	-£61,221,262	-£62,270,271
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£53,405,927	-£58,968,280	-£60,659,595	-£60,785,210	-£61,099,252	-£62,983,499	-£64,030,303
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£55,336,905	-£60,743,843	-£62,437,417	-£62,562,795	-£62,876,240	-£64,756,911	-£65,801,727

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£26,257,177	-£31,405,357	-£33,067,852	-£33,191,402	-£33,497,570	-£35,362,765	-£36,404,724
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£30,259,686	-£36,377,964	-£38,039,858	-£38,164,448	-£38,475,922	-£40,344,765	-£41,383,011
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£32,161,801	-£38,080,790	-£39,759,074	-£39,883,351	-£40,194,041	-£42,059,460	-£43,110,897
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£34,073,631	-£39,812,366	-£41,489,022	-£41,613,011	-£41,922,985	-£43,810,416	-£44,859,425
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£35,995,081	-£41,557,434	-£43,248,748	-£43,374,364	-£43,688,406	-£45,572,652	-£46,619,457
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£37,926,059	-£43,332,997	-£45,026,571	-£45,151,949	-£45,465,394	-£47,346,065	-£48,390,881

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£7,786,108	-£14,104,087	-£15,771,503	-£15,894,555	-£16,202,185	-£18,061,403	-£19,102,483
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£9,678,417	-£15,796,695	-£17,458,589	-£17,583,179	-£17,894,652	-£19,763,496	-£20,801,742
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£11,580,532	-£17,499,521	-£19,177,805	-£19,302,082	-£19,612,772	-£21,478,191	-£22,529,628
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£13,492,362	-£19,231,097	-£20,907,753	-£21,031,742	-£21,341,716	-£23,229,146	-£24,278,155
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£15,413,811	-£20,976,164	-£22,667,479	-£22,793,095	-£23,107,137	-£24,991,383	-£26,038,187
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£17,344,789	-£22,751,728	-£24,445,302	-£24,570,680	-£24,884,126	-£26,764,796	-£27,809,612

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units		Value Area	Zone B - £1,300 psf
No Units	86	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR		£15,833,857	£9,480,273	£7,812,858	£7,689,806	£7,382,176	£5,536,397	£4,510,965
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£13,830,216	£7,678,115	£6,016,471	£5,893,754	£5,586,961	£3,740,398	£2,702,152
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£11,816,770	£5,865,739	£4,209,412	£4,087,004	£3,780,041	£1,915,897	£880,262
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£9,793,611	£4,043,242	£2,373,978	£2,249,989	£1,940,016	£80,175	-£967,611
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£7,760,829	£2,194,485	£522,320	£398,591	£89,270	-£1,793,615	-£2,840,419
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£5,718,521	£328,256	-£1,360,310	-£1,485,688	-£1,799,133	-£3,679,803	-£4,724,620

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£85,570,874	-£91,924,458	-£93,591,873	-£93,714,925	-£94,022,555	-£95,888,333	-£96,893,766
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£87,574,514	-£93,726,616	-£95,388,260	-£95,510,977	-£95,817,769	-£97,664,333	-£98,702,579
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£89,587,961	-£95,538,991	-£97,195,319	-£97,317,726	-£97,624,690	-£99,468,833	-£100,524,489
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£91,611,120	-£97,361,489	-£99,030,753	-£99,154,741	-£99,464,715	-£101,324,556	-£102,372,342
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£93,643,901	-£99,210,246	-£100,882,411	-£101,006,140	-£101,315,461	-£103,198,346	-£104,245,150
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£95,686,210	-£101,076,475	-£102,765,041	-£102,890,419	-£103,203,864	-£106,084,934	-£106,129,351

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£43,551,604	-£49,905,189	-£51,572,604	-£51,695,656	-£52,003,286	-£53,849,064	-£54,874,497
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£45,555,245	-£51,707,347	-£53,368,991	-£53,491,708	-£53,798,500	-£55,645,064	-£56,683,310
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£47,568,691	-£53,519,722	-£55,176,050	-£55,298,457	-£55,605,421	-£57,449,564	-£58,505,220
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£49,591,851	-£55,342,220	-£57,011,483	-£57,135,472	-£57,445,446	-£59,305,286	-£60,353,073
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£51,624,632	-£57,190,977	-£58,863,142	-£58,986,871	-£59,296,192	-£61,179,076	-£62,225,881
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£53,666,941	-£59,057,206	-£60,745,772	-£60,871,149	-£61,184,595	-£63,065,665	-£64,110,082

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£28,147,148	-£34,496,542	-£36,167,958	-£36,291,010	-£36,598,640	-£38,439,418	-£39,470,851
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£28,144,599	-£34,296,501	-£35,958,145	-£36,080,861	-£36,387,654	-£38,234,218	-£39,272,464
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£30,157,845	-£36,108,876	-£37,765,204	-£37,887,611	-£38,194,575	-£40,038,718	-£41,094,354
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£32,181,005	-£37,931,373	-£39,600,637	-£39,724,626	-£40,034,599	-£41,894,440	-£42,942,227
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£34,213,786	-£39,780,131	-£41,452,295	-£41,576,024	-£41,885,345	-£43,768,230	-£44,815,034
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£36,256,095	-£41,646,360	-£43,334,926	-£43,460,303	-£43,773,749	-£45,654,818	-£46,699,236

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£9,559,489	-£11,913,073	-£13,580,489	-£13,703,541	-£14,011,170	-£15,856,949	-£16,882,381
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£7,563,130	-£13,715,231	-£15,376,875	-£15,499,592	-£15,806,385	-£17,652,948	-£18,691,194
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£9,576,576	-£15,527,607	-£17,183,934	-£17,306,342	-£17,613,306	-£19,457,449	-£20,513,085
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£11,599,735	-£17,350,104	-£19,019,368	-£19,143,357	-£19,453,330	-£21,313,171	-£22,360,958
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£13,632,517	-£19,198,861	-£20,871,026	-£20,994,755	-£21,304,076	-£23,186,961	-£24,233,765
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£15,674,825	-£21,065,090	-£22,753,656	-£22,879,034	-£23,192,480	-£25,073,549	-£26,117,966

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone B - £900 psf
No Units	101	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£9,921,200	-£9,361,340	-£9,684,844	-£9,833,538	-£10,205,274	-£12,435,899	-£13,074,817
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£3,229,864	-£9,450,468	-£10,769,743	-£10,918,037	-£11,288,775	-£13,513,196	-£14,748,985
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£4,550,104	-£10,551,466	-£11,866,855	-£12,014,782	-£12,384,600	-£14,603,504	-£15,836,230
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£5,881,814	-£11,664,227	-£12,976,069	-£13,123,661	-£13,492,639	-£15,706,505	-£16,936,431
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£7,224,888	-£12,788,644	-£14,097,274	-£14,244,560	-£14,612,777	-£16,822,078	-£18,049,468
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£8,579,219	-£13,924,607	-£15,230,355	-£15,377,369	-£15,744,903	-£17,950,108	-£19,175,223

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£28,552,745	-£34,992,889	-£36,316,389	-£36,465,084	-£36,836,820	-£39,097,290	-£40,306,362
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£29,861,410	-£36,062,013	-£37,401,288	-£37,549,583	-£37,920,320	-£40,144,741	-£41,380,531
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£31,181,650	-£37,183,011	-£38,498,401	-£38,646,327	-£39,016,145	-£41,235,050	-£42,467,775
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£32,513,360	-£38,295,772	-£39,607,615	-£39,755,206	-£40,124,184	-£42,338,050	-£43,567,976
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£33,856,433	-£39,420,190	-£40,728,819	-£40,876,105	-£41,244,323	-£43,453,624	-£44,681,014
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£35,210,764	-£40,555,153	-£41,861,900	-£42,008,914	-£42,376,448	-£44,581,654	-£45,806,768

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£17,517,852	-£23,957,525	-£25,281,026	-£25,429,720	-£25,801,456	-£28,031,877	-£29,270,999
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£18,826,046	-£25,046,650	-£26,365,924	-£26,514,219	-£26,884,956	-£29,109,377	-£30,345,167
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£20,146,286	-£26,147,648	-£27,463,037	-£27,610,964	-£27,980,782	-£30,199,686	-£31,432,411
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£21,477,996	-£27,260,409	-£28,572,251	-£28,719,842	-£29,088,820	-£31,302,687	-£32,532,613
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£22,821,069	-£28,384,826	-£29,693,456	-£29,840,742	-£30,208,959	-£32,418,260	-£33,645,650
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£24,175,401	-£29,520,789	-£30,826,537	-£30,973,551	-£31,341,085	-£33,546,290	-£34,771,404

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£12,944,836	-£19,384,980	-£20,708,480	-£20,857,175	-£21,228,911	-£23,459,331	-£24,698,453
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£14,253,501	-£20,474,104	-£21,793,379	-£21,941,674	-£22,312,411	-£24,536,832	-£25,772,622
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£15,573,740	-£21,575,102	-£22,890,491	-£23,038,418	-£23,408,236	-£25,627,141	-£26,859,866
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£16,905,451	-£22,687,863	-£23,999,706	-£24,147,297	-£24,516,275	-£26,730,141	-£27,960,067
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£18,248,524	-£23,812,280	-£25,120,910	-£25,268,196	-£25,636,414	-£27,845,715	-£29,073,105
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£19,602,855	-£24,948,244	-£26,253,991	-£26,401,005	-£26,768,539	-£28,973,745	-£30,198,859

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£7,339,654	-£13,979,798	-£15,303,298	-£15,451,993	-£15,823,729	-£18,054,149	-£19,293,271
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£8,648,319	-£15,068,922	-£16,388,197	-£16,536,492	-£16,907,229	-£19,131,650	-£20,367,440
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£10,168,559	-£16,169,920	-£17,485,310	-£17,633,237	-£18,003,054	-£20,221,959	-£21,454,684
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£11,500,269	-£17,282,682	-£18,594,524	-£18,742,115	-£19,111,093	-£21,324,959	-£22,554,885
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£12,843,342	-£18,407,099	-£19,715,728	-£19,863,014	-£20,231,232	-£22,440,533	-£23,667,923
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£14,197,673	-£19,543,062	-£20,848,809	-£20,995,823	-£21,363,357	-£23,568,563	-£24,793,677

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units	

Value Area	**Zone B - £950 psf**

No Units	**101**
Site Area	**0.27 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£883,769	-£5,777,774	-£7,101,272	-£7,245,967	-£7,621,704	-£9,852,124	-£11,091,245
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£735,587	-£6,996,076	-£8,315,351	-£8,463,645	-£8,834,381	-£11,058,804	-£12,294,593
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£2,187,106	-£8,226,251	-£9,541,642	-£9,689,569	-£10,059,385	-£12,278,291	-£13,511,016
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£3,650,093	-£9,468,192	-£10,780,034	-£10,927,625	-£11,296,603	-£13,510,470	-£14,740,396
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£5,124,444	-£10,721,788	-£12,030,416	-£12,177,703	-£12,545,920	-£14,755,222	-£15,982,612
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£6,610,053	-£11,986,930	-£13,292,677	-£13,439,691	-£13,807,225	-£16,012,431	-£17,237,545

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£25,937,776	-£32,409,318	-£33,732,818	-£33,881,512	-£34,253,249	-£36,483,619	-£37,722,791
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£27,367,133	-£33,627,621	-£34,946,896	-£35,095,191	-£35,465,927	-£37,690,349	-£38,926,139
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£28,816,651	-£34,857,797	-£36,173,187	-£36,321,114	-£36,690,931	-£38,909,836	-£40,142,562
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£30,281,639	-£36,089,758	-£37,411,550	-£37,559,170	-£37,928,148	-£40,142,015	-£41,371,941
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£31,755,990	-£37,353,333	-£38,661,962	-£38,809,249	-£39,177,465	-£41,386,768	-£42,614,157
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£33,241,599	-£38,618,475	-£39,924,223	-£40,071,237	-£40,438,771	-£42,643,976	-£43,869,090

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£15,902,413	-£21,373,954	-£22,697,454	-£22,846,149	-£23,217,886	-£25,448,256	-£26,687,427
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£16,331,769	-£22,592,258	-£23,911,532	-£24,059,827	-£24,430,563	-£26,654,985	-£27,890,775
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£17,781,288	-£23,822,433	-£25,137,823	-£25,285,750	-£25,655,567	-£27,874,473	-£29,107,198
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£19,245,275	-£25,054,374	-£26,376,216	-£26,523,807	-£26,892,784	-£29,106,652	-£30,336,578
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£20,720,626	-£26,317,970	-£27,626,598	-£27,773,885	-£28,142,102	-£30,351,404	-£31,578,794
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£22,206,235	-£27,583,111	-£28,888,859	-£29,035,873	-£29,403,407	-£31,608,612	-£32,833,727

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£10,329,967	-£16,801,409	-£18,124,909	-£18,273,603	-£18,645,340	-£20,875,751	-£22,114,882
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£11,759,224	-£18,019,712	-£19,338,987	-£19,487,281	-£19,858,018	-£22,082,440	-£23,318,229
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£13,210,742	-£19,249,888	-£20,565,278	-£20,713,205	-£21,083,022	-£23,301,927	-£24,534,653
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£14,673,730	-£20,491,828	-£21,803,671	-£21,951,261	-£22,320,239	-£24,534,106	-£25,764,032
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£16,148,081	-£21,745,424	-£23,054,053	-£23,201,340	-£23,569,556	-£25,778,859	-£27,006,248
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£17,633,690	-£23,010,566	-£24,316,314	-£24,463,328	-£24,830,862	-£27,036,067	-£28,261,181

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£4,924,086	-£11,395,227	-£12,719,727	-£12,868,421	-£13,240,158	-£15,470,579	-£16,709,700
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£6,354,042	-£12,614,530	-£13,933,805	-£14,082,100	-£14,452,836	-£16,677,258	-£17,913,048
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£7,805,561	-£13,844,706	-£15,160,096	-£15,308,023	-£15,677,840	-£17,896,745	-£19,129,471
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£9,268,548	-£15,086,647	-£16,398,489	-£16,546,079	-£16,915,057	-£19,128,925	-£20,358,850
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£10,742,899	-£16,340,242	-£17,648,871	-£17,796,158	-£18,164,374	-£20,373,677	-£21,601,067
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£12,228,508	-£17,605,384	-£18,911,132	-£19,058,146	-£19,425,680	-£21,630,885	-£22,855,999

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone B - £1,000 psf
No Units	101	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£3,044,628	-£3,194,202	-£4,517,702	-£4,668,296	-£5,038,133	-£7,268,553	-£8,507,676
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£1,718,601	-£4,541,684	-£5,860,958	-£6,009,253	-£6,379,989	-£8,604,411	-£9,840,200
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£173,250	-£5,901,038	-£7,216,428	-£7,364,355	-£7,734,172	-£9,953,077	-£11,185,803
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£1,418,373	-£7,272,156	-£8,583,999	-£8,731,590	-£9,100,568	-£11,314,434	-£12,544,360
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£3,024,002	-£8,654,930	-£9,963,560	-£10,110,847	-£10,479,064	-£12,688,365	-£13,915,755
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£4,640,888	-£10,049,252	-£11,354,999	-£11,502,012	-£11,869,548	-£14,074,753	-£15,299,867

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£23,386,918	-£29,825,747	-£31,149,247	-£31,297,942	-£31,669,079	-£33,900,098	-£35,139,225
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£24,912,945	-£31,173,229	-£32,492,503	-£32,640,799	-£33,011,535	-£35,235,956	-£36,471,746
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£26,458,296	-£32,532,583	-£33,847,974	-£33,995,901	-£34,365,717	-£36,584,623	-£37,817,348
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£28,049,910	-£33,903,702	-£35,215,545	-£35,363,135	-£35,732,113	-£37,945,980	-£39,175,906
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£29,655,548	-£35,286,476	-£36,595,106	-£36,742,393	-£37,110,609	-£39,319,910	-£40,547,300
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£31,272,434	-£36,680,797	-£37,986,545	-£38,133,558	-£38,501,093	-£40,706,268	-£41,931,413

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£12,951,554	-£18,790,384	-£20,113,883	-£20,262,578	-£20,634,315	-£22,864,734	-£24,103,866
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£13,877,561	-£20,137,866	-£21,457,139	-£21,605,435	-£21,976,171	-£24,200,592	-£25,436,382
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£15,422,932	-£21,497,220	-£22,812,610	-£22,960,537	-£23,330,354	-£25,549,259	-£26,781,985
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£17,014,555	-£22,868,338	-£24,180,181	-£24,327,772	-£24,696,750	-£26,910,616	-£28,140,542
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£18,620,184	-£24,251,112	-£25,559,742	-£25,707,029	-£26,075,245	-£28,284,547	-£29,511,937
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£20,237,070	-£25,645,434	-£26,951,181	-£27,098,194	-£27,465,729	-£29,670,905	-£30,896,049

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£7,779,009	-£14,217,838	-£15,541,338	-£15,690,033	-£16,061,770	-£18,292,189	-£19,531,311
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£9,305,036	-£15,565,320	-£16,884,594	-£17,032,889	-£17,403,626	-£19,628,047	-£20,863,836
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£10,850,387	-£16,924,674	-£18,240,064	-£18,387,991	-£18,757,808	-£20,976,714	-£22,209,439
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£12,442,009	-£18,295,793	-£19,607,636	-£19,755,226	-£20,124,204	-£22,338,070	-£23,567,996
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£14,047,638	-£19,678,567	-£20,987,196	-£21,134,483	-£21,502,700	-£23,712,001	-£24,939,391
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£15,664,524	-£21,072,888	-£22,378,636	-£22,525,649	-£22,893,184	-£25,098,359	-£26,323,503

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£2,373,827	-£8,812,656	-£10,136,156	-£10,284,851	-£10,656,588	-£12,887,007	-£14,126,129
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£3,899,854	-£10,160,138	-£11,479,412	-£11,627,708	-£11,998,444	-£14,222,865	-£15,458,655
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£5,445,205	-£11,519,492	-£12,834,883	-£12,982,810	-£13,352,627	-£15,571,532	-£16,804,257
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£7,036,828	-£12,890,611	-£14,202,454	-£14,350,044	-£14,719,022	-£16,932,889	-£18,162,815
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£8,642,457	-£14,273,385	-£15,582,015	-£15,729,302	-£16,097,518	-£18,306,819	-£19,534,209
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£10,259,343	-£15,667,706	-£16,973,454	-£17,120,467	-£17,488,002	-£19,693,207	-£20,918,322

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone B - £1,050 psf
No Units	101	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£5,792,771	£810,631	£1,904,131	£2,082,826	£2,454,563	£4,684,982	£5,924,104
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£4,139,337	£2,087,291	£3,406,565	£3,554,860	£3,925,597	£6,150,019	£7,385,808
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£2,474,673	£3,575,824	£4,891,214	£5,039,141	£5,408,959	£7,627,864	£8,860,588
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£798,880	£5,076,121	£6,387,963	£6,535,555	£6,904,533	£9,118,399	£10,348,325
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£923,559	£6,588,074	£7,896,704	£8,043,990	£8,412,207	£10,621,509	£11,848,898
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£2,671,723	£8,111,573	£9,417,321	£9,564,335	£9,931,869	£12,137,074	£13,362,188

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£20,836,774	-£27,242,177	-£28,965,676	-£28,714,971	-£29,086,108	-£31,316,527	-£32,559,650
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£22,492,209	-£28,718,836	-£30,038,111	-£30,186,405	-£30,557,743	-£32,781,564	-£34,017,353
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£24,156,873	-£30,207,370	-£31,522,759	-£31,670,686	-£32,040,504	-£34,259,409	-£35,492,134
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£26,832,665	-£31,707,587	-£33,018,509	-£33,167,000	-£33,536,578	-£35,749,945	-£36,979,971
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£27,555,104	-£33,219,620	-£34,528,249	-£34,675,535	-£35,043,753	-£37,253,054	-£38,480,444
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£29,303,268	-£34,743,119	-£36,048,868	-£36,195,880	-£36,563,414	-£38,768,620	-£39,993,734

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£9,803,411	-£16,206,813	-£17,530,313	-£17,679,007	-£18,050,744	-£20,281,104	-£21,520,286
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£11,456,845	-£17,683,473	-£19,002,747	-£19,151,042	-£19,521,779	-£21,746,200	-£22,981,990
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£13,121,509	-£19,172,006	-£20,487,395	-£20,635,322	-£21,005,140	-£23,224,046	-£24,456,770
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£14,797,301	-£20,672,223	-£21,984,145	-£22,131,637	-£22,500,715	-£24,714,581	-£25,944,607
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£16,519,741	-£22,184,256	-£23,492,886	-£23,640,172	-£24,008,389	-£26,217,690	-£27,445,080
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£18,267,905	-£23,707,755	-£25,013,503	-£25,160,517	-£25,528,051	-£27,733,256	-£28,958,370

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£5,230,865	-£11,634,268	-£12,957,767	-£13,106,462	-£13,478,199	-£15,708,618	-£16,947,740
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£8,884,300	-£13,110,927	-£14,430,202	-£14,578,496	-£14,949,234	-£17,173,655	-£18,409,444
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£9,548,963	-£14,599,461	-£15,914,850	-£16,062,777	-£16,432,595	-£18,651,500	-£19,884,225
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£10,224,756	-£16,099,678	-£17,411,600	-£17,559,091	-£17,928,169	-£20,142,036	-£21,371,062
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£11,947,195	-£17,611,711	-£18,920,340	-£19,067,626	-£19,435,844	-£21,645,145	-£22,872,535
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£13,695,359	-£19,135,210	-£20,440,957	-£20,587,971	-£20,955,505	-£23,160,711	-£24,385,825

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£174,316	-£6,229,086	-£7,552,585	-£7,701,280	-£8,073,017	-£10,303,436	-£11,542,559
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£1,479,118	-£7,705,745	-£9,025,020	-£9,173,315	-£9,544,052	-£11,768,473	-£13,004,263
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£3,143,782	-£9,194,279	-£10,509,668	-£10,657,595	-£11,027,413	-£13,246,318	-£14,479,043
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£4,819,574	-£10,694,496	-£12,006,418	-£12,154,010	-£12,523,087	-£14,736,954	-£15,966,780
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£6,542,013	-£12,206,529	-£13,515,158	-£13,662,444	-£14,030,662	-£16,239,963	-£17,467,353
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£8,290,177	-£13,730,028	-£15,035,775	-£15,182,789	-£15,550,323	-£17,755,529	-£18,980,643

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone B - £1,100 psf
No Units	101	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£8,340,915	£1,529,717	£639,679	£483,219	£127,070	-£2,101,411	-£3,340,533
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£6,560,074	£361,584	-£952,173	-£1,100,468	-£1,471,205	-£3,695,626	-£4,931,416
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£4,768,002	-£1,250,611	-£2,566,000	-£2,713,927	-£3,083,745	-£5,302,649	-£6,535,375
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£2,964,803	-£2,880,086	-£4,191,929	-£4,339,520	-£4,708,498	-£6,922,364	-£8,152,290
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£1,150,578	-£4,521,218	-£5,829,846	-£5,977,133	-£6,345,351	-£8,554,652	-£9,782,042
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£702,557	-£6,173,895	-£7,479,643	-£7,626,657	-£7,994,191	-£10,199,396	-£11,424,511

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£18,290,630	-£24,701,828	-£25,991,866	-£26,138,326	-£26,504,476	-£28,732,557	-£29,972,079
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£20,071,471	-£26,269,962	-£27,583,719	-£27,732,013	-£28,102,751	-£30,327,172	-£31,562,961
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£21,863,543	-£27,882,156	-£29,197,546	-£29,345,473	-£29,715,291	-£31,934,195	-£33,166,920
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£23,666,743	-£29,511,830	-£30,825,474	-£30,971,066	-£31,340,043	-£33,553,910	-£34,783,836
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£25,480,967	-£31,152,763	-£32,461,392	-£32,608,679	-£32,976,866	-£35,186,198	-£36,413,588
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£27,334,103	-£32,805,441	-£34,111,188	-£34,258,202	-£34,625,737	-£36,830,942	-£38,056,056

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£7,255,267	-£13,666,464	-£14,956,503	-£15,102,962	-£15,469,112	-£17,697,193	-£18,936,715
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£9,036,108	-£15,234,598	-£16,548,355	-£16,696,650	-£17,067,387	-£19,291,808	-£20,527,598
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£10,828,180	-£16,846,793	-£18,162,182	-£18,310,109	-£18,679,927	-£20,898,831	-£22,131,557
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£12,631,379	-£18,476,466	-£19,789,110	-£19,935,702	-£20,304,680	-£22,518,546	-£23,748,472
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£14,445,604	-£20,117,400	-£21,426,028	-£21,573,315	-£21,941,503	-£24,150,834	-£25,378,224
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£16,298,739	-£21,770,077	-£23,075,825	-£23,222,839	-£23,590,373	-£25,795,578	-£27,020,692

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£2,682,721	-£9,093,919	-£10,383,957	-£10,530,417	-£10,896,567	-£13,125,048	-£14,364,170
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£4,463,562	-£10,662,053	-£11,975,810	-£12,124,104	-£12,494,842	-£14,719,263	-£15,955,052
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£6,255,634	-£12,274,247	-£13,589,637	-£13,737,564	-£14,107,381	-£16,326,286	-£17,559,011
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£8,058,834	-£13,903,921	-£15,217,565	-£15,363,156	-£15,732,134	-£17,946,001	-£19,175,927
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£9,873,058	-£15,544,854	-£16,853,483	-£17,000,770	-£17,368,957	-£19,578,289	-£20,805,679
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£11,726,194	-£17,197,532	-£18,503,279	-£18,650,293	-£19,017,827	-£21,223,033	-£22,448,147

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£2,722,461	-£3,688,737	-£4,978,775	-£5,125,235	-£5,491,385	-£7,719,466	-£8,958,988
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£941,620	-£5,256,871	-£6,570,628	-£6,718,923	-£7,089,660	-£9,314,081	-£10,549,871
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£850,452	-£6,869,065	-£8,184,455	-£8,332,382	-£8,702,200	-£10,921,104	-£12,153,829
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£2,653,652	-£8,498,741	-£9,810,383	-£9,957,975	-£10,326,953	-£12,540,819	-£13,770,745
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£4,467,876	-£10,139,672	-£11,448,301	-£11,595,588	-£11,963,806	-£14,173,107	-£15,400,497
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£6,321,012	-£11,792,350	-£13,098,098	-£13,245,112	-£13,612,646	-£15,817,851	-£17,042,965

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone B - £1,150 psf

No Units	101
Site Area	0.27 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£10,880,060	£4,437,117	£3,153,099	£3,008,840	£2,648,193	£474,913	£766,961
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£8,980,811	£2,752,070	£1,472,152	£1,328,281	£968,410	-£1,241,234	-£2,477,024
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£7,061,332	£1,055,505	-£240,787	-£388,714	-£758,532	-£2,977,436	-£4,210,161
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£5,130,725	-£884,052	-£1,995,894	-£2,143,484	-£2,512,462	-£4,726,329	-£5,956,254
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£3,189,093	-£2,454,361	-£3,762,990	-£3,910,277	-£4,278,494	-£6,487,796	-£7,715,185
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£1,236,540	-£4,236,218	-£5,541,965	-£5,688,978	-£6,056,513	-£8,267,719	-£9,486,833

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£15,742,486	-£22,196,429	-£23,478,446	-£23,622,705	-£23,963,353	-£26,156,632	-£27,388,508
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£17,650,734	-£23,879,476	-£25,160,393	-£25,303,264	-£25,663,135	-£27,872,740	-£29,108,569
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£19,570,213	-£25,575,041	-£26,872,332	-£27,020,259	-£27,390,077	-£29,609,981	-£30,841,707
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£21,500,821	-£27,315,597	-£28,607,439	-£28,775,010	-£29,144,008	-£31,357,875	-£32,587,800
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£23,442,452	-£29,085,866	-£30,394,536	-£30,541,823	-£30,910,039	-£33,119,341	-£34,346,730
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£25,395,005	-£30,897,763	-£32,173,511	-£32,320,524	-£32,688,059	-£34,893,264	-£36,118,378

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£4,707,122	-£11,159,065	-£12,443,063	-£12,587,342	-£12,947,989	-£15,141,268	-£16,353,145
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£6,615,370	-£12,844,112	-£14,124,030	-£14,267,901	-£14,627,771	-£16,837,376	-£18,073,206
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£8,534,849	-£14,540,677	-£15,836,969	-£15,984,896	-£16,354,713	-£18,573,618	-£19,806,343
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£10,465,457	-£16,280,233	-£17,572,075	-£17,739,646	-£18,108,644	-£20,322,511	-£21,552,436
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£12,407,088	-£18,050,502	-£19,359,172	-£19,506,459	-£19,874,676	-£22,083,978	-£23,311,367
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£14,359,642	-£19,862,400	-£21,138,147	-£21,285,160	-£21,652,695	-£23,857,901	-£25,083,015

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£134,577	-£6,586,520	-£7,870,537	-£8,014,796	-£8,375,444	-£10,568,723	-£11,780,599
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£2,042,825	-£8,271,567	-£9,551,484	-£9,695,355	-£10,055,226	-£12,264,671	-£13,500,660
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£3,962,304	-£9,968,132	-£11,264,423	-£11,412,350	-£11,782,168	-£14,001,072	-£15,233,798
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£5,892,911	-£11,707,688	-£13,019,530	-£13,187,101	-£13,556,098	-£15,749,966	-£16,979,891
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£7,834,543	-£13,477,957	-£14,786,627	-£14,933,914	-£15,302,130	-£17,511,432	-£18,738,821
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£9,787,096	-£15,289,854	-£16,565,602	-£16,712,615	-£17,080,150	-£19,285,355	-£20,510,469

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£5,270,605	-£1,181,338	-£2,465,355	-£2,609,614	-£2,970,262	-£5,163,541	-£6,375,417
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£3,362,357	-£2,866,385	-£4,146,303	-£4,290,173	-£4,650,044	-£6,859,689	-£8,095,478
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£1,442,878	-£4,562,950	-£5,859,241	-£6,007,168	-£6,376,986	-£8,595,891	-£9,828,616
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£487,730	-£6,302,506	-£7,614,348	-£7,781,919	-£8,150,917	-£10,344,784	-£11,574,709
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£2,429,361	-£8,072,815	-£9,381,485	-£9,528,732	-£9,896,948	-£12,106,251	-£13,333,639
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£4,381,914	-£9,854,672	-£11,160,420	-£11,307,433	-£11,674,968	-£13,880,173	-£15,105,287

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone B - £1,200 psf
No Units	101	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR		£13,437,206	£6,944,516	£5,660,497	£5,516,239	£5,158,562	£2,991,710	£1,789,503
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£11,401,548	£5,134,099	£3,854,181	£3,710,310	£3,350,633	£1,192,570	-£22,632
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£9,354,662	£3,312,164	£2,036,015	£1,892,501	£1,533,715	-£652,223	-£1,884,948
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£7,296,648	£1,478,816	£197,134	£51,760	-£316,427	-£2,530,294	-£3,760,220
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£5,227,609	-£387,504	-£1,696,134	-£1,843,421	-£2,211,637	-£4,420,939	-£5,648,328
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£3,147,648	-£2,298,539	-£3,604,287	-£3,751,301	-£4,118,835	-£6,324,040	-£7,549,154

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£13,194,342	-£19,687,030	-£20,971,048	-£21,115,306	-£21,475,953	-£23,639,835	-£24,841,992
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£15,229,998	-£21,497,447	-£22,777,364	-£22,921,235	-£23,280,913	-£25,436,976	-£26,654,177
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£17,276,884	-£23,319,352	-£24,595,530	-£24,739,044	-£25,097,830	-£27,283,768	-£28,516,493
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£19,334,897	-£25,152,730	-£26,434,412	-£26,578,785	-£26,947,570	-£29,191,839	-£30,591,765
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£21,403,937	-£27,019,050	-£28,327,679	-£28,474,966	-£28,843,183	-£31,052,484	-£32,279,874
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£23,483,897	-£28,930,084	-£30,235,812	-£30,382,846	-£30,750,380	-£32,955,585	-£34,180,700

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£2,156,978	-£8,651,666	-£9,935,684	-£10,079,943	-£10,440,590	-£12,604,472	-£13,806,628
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£4,194,634	-£10,462,083	-£11,742,001	-£11,885,872	-£12,245,549	-£14,403,612	-£15,618,814
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£6,241,520	-£12,284,018	-£13,560,197	-£13,703,681	-£14,062,466	-£16,248,404	-£17,481,130
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£8,299,534	-£14,117,366	-£15,399,048	-£15,544,422	-£15,912,609	-£18,156,876	-£19,556,801
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£10,368,573	-£15,983,686	-£17,292,316	-£17,439,603	-£17,807,819	-£20,017,120	-£21,244,510
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£12,448,533	-£17,894,721	-£19,200,448	-£19,347,482	-£19,715,016	-£21,920,222	-£23,145,336

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£2,413,567	-£4,079,121	-£5,363,139	-£5,507,397	-£5,868,044	-£8,031,926	-£9,234,083
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£377,911	-£5,889,538	-£7,169,455	-£7,313,326	-£7,673,004	-£9,831,066	-£11,046,268
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£1,666,975	-£7,711,473	-£8,987,621	-£9,131,135	-£9,489,921	-£11,675,859	-£12,908,584
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£3,726,988	-£9,544,820	-£10,826,503	-£10,971,876	-£11,340,064	-£13,583,930	-£14,783,856
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£5,796,028	-£11,411,141	-£12,719,770	-£12,867,057	-£13,235,274	-£15,444,575	-£16,671,965
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£7,875,988	-£13,322,175	-£14,627,923	-£14,774,957	-£15,142,471	-£17,347,676	-£18,572,791

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£7,818,749	£1,326,061	£42,043	-£102,215	-£462,863	-£2,626,794	-£3,828,951
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£5,783,093	-£484,356	-£1,764,273	-£1,908,144	-£2,267,822	-£4,425,885	-£5,641,086
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£3,736,207	-£2,306,291	-£3,582,439	-£3,725,953	-£4,084,739	-£6,270,677	-£7,503,402
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£1,678,194	-£4,139,039	-£5,421,321	-£5,566,694	-£5,934,882	-£8,148,748	-£9,378,674
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£382,846	-£6,005,959	-£7,314,588	-£7,461,875	-£7,830,092	-£10,039,393	-£11,266,783
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£2,470,806	-£7,916,994	-£9,222,741	-£9,369,755	-£9,737,289	-£11,942,495	-£13,167,609

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone B - £1,250 psf
No Units	101	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR		£15,585,348	£9,461,914	£8,167,897	£8,023,637	£7,662,991	£5,496,108	£4,296,952
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£13,822,285	£7,516,128	£6,236,210	£6,092,339	£5,732,662	£3,574,599	£2,375,675
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£11,647,992	£5,568,823	£4,292,674	£4,149,160	£3,790,374	£1,637,664	£433,649
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£9,462,570	£3,610,105	£2,337,397	£2,194,209	£1,836,239	-£334,259	-£1,564,185
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£7,266,125	£1,640,079	£365,151	£220,078	-£144,781	-£2,354,082	-£3,581,472
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£5,058,757	-£360,861	-£1,666,609	-£1,813,623	-£2,181,157	-£4,386,362	-£5,611,476

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£10,646,197	-£17,179,631	-£18,483,649	-£18,667,808	-£19,068,554	-£21,152,437	-£22,334,594
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£12,809,261	-£19,115,418	-£20,395,335	-£20,539,206	-£20,898,684	-£23,056,946	-£24,255,670
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£14,983,554	-£21,052,723	-£22,338,871	-£22,482,385	-£22,841,171	-£24,993,882	-£26,197,896
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£17,168,976	-£23,021,441	-£24,294,149	-£24,437,736	-£24,796,307	-£26,995,804	-£28,195,730
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£19,365,421	-£24,991,466	-£26,266,394	-£26,411,467	-£26,776,327	-£28,985,028	-£30,213,018
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£21,572,789	-£26,992,407	-£28,298,154	-£28,445,168	-£28,812,702	-£31,017,908	-£32,243,022

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£389,166	-£6,744,268	-£7,428,285	-£7,572,544	-£7,933,191	-£10,097,074	-£11,299,230
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£1,773,987	-£8,080,054	-£9,359,972	-£9,503,842	-£9,863,320	-£12,021,583	-£13,220,307
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£3,948,190	-£10,027,359	-£11,303,508	-£11,447,022	-£11,805,807	-£13,958,518	-£15,162,533
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£6,133,611	-£11,986,077	-£13,258,785	-£13,401,972	-£13,760,943	-£15,930,440	-£17,160,366
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£8,330,057	-£13,956,103	-£15,231,030	-£15,376,103	-£15,740,963	-£17,950,664	-£19,177,654
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£10,537,425	-£15,957,043	-£17,262,791	-£17,409,805	-£17,777,339	-£19,982,544	-£21,207,658

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£4,961,712	-£1,573,722	-£2,855,740	-£2,996,999	-£3,360,645	-£5,524,528	-£6,726,685
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£2,798,648	-£3,507,508	-£4,787,426	-£4,931,297	-£5,290,775	-£7,449,037	-£8,647,761
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£624,355	-£5,454,814	-£6,730,962	-£6,874,476	-£7,233,262	-£9,385,972	-£10,589,987
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£1,561,066	-£7,413,532	-£8,686,240	-£8,829,427	-£9,187,997	-£11,357,495	-£12,587,421
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£3,757,512	-£9,383,557	-£10,658,485	-£10,803,558	-£11,168,417	-£13,377,719	-£14,605,109
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£5,964,880	-£11,384,498	-£12,690,245	-£12,837,259	-£13,204,793	-£15,409,999	-£16,635,113

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£10,366,894	£3,833,459	£2,549,442	£2,405,183	£2,044,537	-£119,346	-£1,321,503
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£8,203,830	£1,897,673	£617,756	£473,985	£114,207	-£2,043,856	-£3,242,779
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£6,029,537	-£49,632	-£1,325,780	-£1,469,294	-£1,828,080	-£3,980,791	-£5,184,805
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£3,844,116	-£2,009,300	-£3,281,008	-£3,424,245	-£3,782,216	-£5,952,713	-£7,182,639
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£1,647,670	-£3,978,376	-£5,253,303	-£5,398,376	-£5,763,236	-£7,972,537	-£9,199,527
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£559,698	-£5,979,316	-£7,285,063	-£7,432,077	-£7,799,611	-£10,004,817	-£11,229,931

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone B - £1,300 psf
No Units	101	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR		£18,511,571	£11,998,313	£10,675,396	£10,531,007	£10,170,389	£9,006,507	£6,804,361
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£16,241,696	£9,898,157	£8,618,238	£8,474,367	£8,114,691	£5,956,628	£4,757,704
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£13,941,321	£7,825,482	£6,549,333	£6,405,819	£6,047,033	£3,894,323	£2,698,372
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£11,628,493	£5,741,394	£4,468,687	£4,325,498	£3,967,528	£1,819,705	£622,354
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£9,304,640	£3,645,998	£2,376,407	£2,233,515	£1,876,282	-£287,226	-£1,514,616
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£6,969,865	£1,539,399	£266,996	£122,191	-£243,478	-£2,448,685	-£3,673,799

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£8,119,974	-£14,872,232	-£15,956,250	-£16,100,509	-£16,461,156	-£18,625,038	-£19,827,195
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£10,389,849	-£16,733,388	-£18,013,307	-£18,157,178	-£18,516,855	-£20,674,917	-£21,873,841
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£12,690,224	-£18,806,064	-£20,082,212	-£20,225,726	-£20,584,512	-£22,737,223	-£23,933,173
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£15,003,053	-£20,890,152	-£22,162,850	-£22,306,047	-£22,664,018	-£24,811,840	-£26,008,191
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£17,326,905	-£22,985,546	-£24,255,138	-£24,398,031	-£24,755,283	-£26,916,772	-£28,146,161
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£19,661,681	-£25,092,146	-£26,364,550	-£26,509,354	-£26,875,024	-£29,080,230	-£30,305,344

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£2,915,389	-£3,635,869	-£4,920,886	-£5,065,145	-£5,425,792	-£7,589,674	-£8,791,831
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£645,514	-£5,698,025	-£6,977,944	-£7,121,814	-£7,481,491	-£9,639,554	-£10,838,477
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£1,654,861	-£7,770,700	-£9,046,849	-£9,190,363	-£9,549,148	-£11,701,859	-£12,897,810
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£3,967,689	-£9,854,788	-£11,127,486	-£11,270,684	-£11,628,654	-£13,776,477	-£14,973,827
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£6,291,542	-£11,950,184	-£13,219,774	-£13,362,667	-£13,719,899	-£15,883,409	-£17,110,798
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£8,626,317	-£14,056,783	-£15,329,186	-£15,473,990	-£15,839,660	-£18,044,866	-£19,269,981

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£7,487,935	£935,677	-£348,341	-£492,600	-£853,247	-£3,017,129	-£4,219,286
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£5,218,060	-£1,120,479	-£2,405,398	-£2,549,269	-£2,909,046	-£5,067,008	-£6,265,932
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£2,917,685	-£3,198,155	-£4,474,303	-£4,617,817	-£4,976,603	-£7,129,313	-£8,325,264
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£604,856	-£5,282,243	-£6,554,950	-£6,698,138	-£7,056,109	-£9,203,931	-£10,401,282
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£1,718,995	-£7,377,639	-£8,647,229	-£8,790,122	-£9,147,354	-£11,310,862	-£12,538,252
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£4,053,772	-£9,484,237	-£10,756,641	-£10,901,445	-£11,267,115	-£13,472,321	-£14,697,435

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£12,893,116	£6,340,859	£5,056,841	£4,912,582	£4,551,935	£2,388,053	£1,185,896
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£10,623,242	£4,279,702	£2,999,784	£2,855,913	£2,496,236	£338,174	-£860,750
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£8,322,867	£2,207,027	£930,879	£787,364	£428,579	-£1,724,132	-£2,920,082
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£6,010,038	£122,939	-£1,149,758	-£1,292,956	-£1,650,927	-£3,798,749	-£4,996,100
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£3,686,186	-£1,972,457	-£3,242,047	-£3,384,940	-£3,742,172	-£5,905,681	-£7,133,070
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£1,351,410	-£4,079,055	-£5,351,459	-£5,496,263	-£5,861,933	-£8,067,139	-£9,292,253

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units	Value Area	Zone B - £900 psf

No Units	151
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£973,887	-£9,924,324	-£11,797,140	-£11,995,396	-£12,491,036	-£15,464,874	-£17,117,008
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£2,792,939	-£11,432,713	-£13,299,424	-£13,497,102	-£13,991,296	-£16,956,462	-£18,603,777
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£4,634,131	-£12,959,109	-£14,820,230	-£15,017,377	-£15,510,249	-£18,467,474	-£20,110,377
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£6,492,729	-£14,503,355	-£16,359,397	-£16,556,064	-£17,047,732	-£19,997,742	-£21,636,636
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£8,368,579	-£16,065,299	-£17,916,766	-£18,113,001	-£18,603,586	-£21,547,099	-£23,182,383
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£10,261,530	-£17,644,782	-£19,492,178	-£19,688,027	-£20,177,648	-£23,115,376	-£24,747,448
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£12,171,432	-£19,241,652	-£21,085,471	-£21,280,981	-£21,769,757	-£24,702,407	-£26,331,658
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£14,098,131	-£20,855,751	-£22,696,488	-£22,891,706	-£23,379,751	-£26,308,024	-£27,934,843

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£36,611,601	-£37,562,439	-£39,436,255	-£39,630,116	-£40,095,011	-£43,064,867	-£45,010,722
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£30,692,653	-£39,332,427	-£41,199,139	-£41,396,816	-£41,891,011	-£44,856,176	-£46,503,491
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£32,533,846	-£40,858,823	-£42,719,944	-£42,917,092	-£43,409,963	-£46,367,189	-£48,010,091
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£34,392,443	-£42,403,070	-£44,259,111	-£44,455,779	-£44,947,447	-£47,897,456	-£49,536,350
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£36,268,293	-£43,965,013	-£45,816,480	-£46,012,715	-£46,503,300	-£49,446,813	-£51,082,097
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£38,161,244	-£45,544,497	-£47,391,892	-£47,587,741	-£48,077,362	-£51,015,090	-£52,647,162
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£40,071,146	-£47,141,366	-£48,985,186	-£49,180,695	-£49,669,471	-£52,602,121	-£54,231,372
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£41,997,845	-£48,755,465	-£50,596,202	-£50,791,421	-£51,279,465	-£54,207,738	-£55,834,557

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£29,747,601	-£30,698,439	-£32,572,255	-£32,766,116	-£33,230,964	-£36,200,820	-£38,146,675
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£19,131,796	-£27,771,570	-£29,638,282	-£29,835,959	-£30,330,154	-£33,295,319	-£34,942,634
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£20,972,988	-£29,297,966	-£31,159,087	-£31,356,234	-£31,849,106	-£34,806,331	-£36,449,234
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£22,831,586	-£30,842,213	-£32,698,254	-£32,894,921	-£33,386,589	-£36,336,599	-£37,975,493
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£24,707,436	-£32,404,156	-£34,255,623	-£34,451,858	-£34,942,443	-£37,885,956	-£39,521,240
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£26,600,387	-£33,983,639	-£35,831,035	-£36,026,884	-£36,516,505	-£39,454,233	-£41,086,305
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£28,510,289	-£35,580,509	-£37,424,329	-£37,619,838	-£38,108,614	-£41,041,264	-£42,670,515
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£30,436,988	-£37,194,608	-£39,035,345	-£39,230,563	-£39,718,608	-£42,646,881	-£44,273,700

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£12,322,439	-£13,273,277	-£15,147,093	-£15,340,954	-£15,805,802	-£18,775,658	-£20,721,513
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£14,341,510	-£22,981,284	-£24,847,996	-£25,045,673	-£25,539,868	-£28,505,034	-£30,152,348
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£16,182,703	-£24,507,680	-£26,368,801	-£26,565,949	-£27,058,820	-£30,016,046	-£31,658,948
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£18,041,300	-£26,051,927	-£27,907,968	-£28,104,636	-£28,596,304	-£31,546,313	-£33,185,207
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£19,917,150	-£27,613,871	-£29,465,337	-£29,661,572	-£30,152,157	-£33,095,670	-£34,730,955
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£21,810,102	-£29,193,354	-£31,040,749	-£31,236,598	-£31,726,219	-£34,663,947	-£36,296,019
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£23,720,003	-£30,790,223	-£32,634,043	-£32,829,551	-£33,318,328	-£36,250,978	-£37,880,229
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£25,646,702	-£32,404,322	-£34,245,059	-£34,440,278	-£34,928,323	-£37,856,595	-£39,483,414

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£9,059,877	-£10,010,715	-£11,883,531	-£12,077,392	-£12,542,240	-£15,512,096	-£17,457,951
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£9,678,939	-£17,318,713	-£19,185,424	-£19,383,102	-£19,877,296	-£22,842,462	-£24,489,777
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£10,520,131	-£18,845,109	-£20,706,230	-£20,903,377	-£21,396,249	-£24,353,474	-£25,996,377
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£12,378,729	-£20,389,355	-£22,245,397	-£22,442,064	-£22,933,732	-£25,883,742	-£27,522,636
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£14,254,579	-£21,951,299	-£23,802,766	-£23,999,001	-£24,489,586	-£27,433,099	-£29,068,383
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£16,147,530	-£23,530,782	-£25,378,178	-£25,574,027	-£26,063,648	-£29,001,376	-£30,633,448
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£18,057,432	-£25,127,652	-£26,971,471	-£27,166,981	-£27,655,757	-£30,588,407	-£32,217,658
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£19,984,131	-£26,741,751	-£28,582,488	-£28,777,706	-£29,265,751	-£32,194,024	-£33,820,843

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units		Value Area	Zone B - £950 psf
No Units	151	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£2,632,334	-£6,280,637	-£8,153,454	-£8,351,710	-£8,847,350	-£11,821,188	-£13,473,321
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£683,217	-£7,971,211	-£9,837,922	-£10,035,600	-£10,529,794	-£13,494,960	-£15,142,275
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£1,302,509	-£9,679,790	-£11,540,911	-£11,738,060	-£12,230,930	-£15,188,156	-£16,831,059
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£3,345,267	-£11,406,222	-£13,262,263	-£13,458,931	-£13,950,599	-£16,900,608	-£18,539,502
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£5,406,262	-£13,150,349	-£15,001,817	-£15,198,051	-£15,688,637	-£18,632,150	-£20,267,434
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£7,484,358	-£14,912,018	-£16,759,413	-£16,955,261	-£17,444,882	-£20,382,612	-£22,014,683
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£9,579,404	-£16,691,072	-£18,534,891	-£18,730,401	-£19,219,177	-£22,151,826	-£23,781,077
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£11,691,248	-£18,487,354	-£20,328,092	-£20,523,310	-£21,011,355	-£23,939,628	-£25,566,446

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£29,207,955	-£34,199,061	-£36,037,036	-£36,231,424	-£36,717,604	-£39,726,069	-£41,347,990
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£27,216,497	-£35,870,925	-£37,737,636	-£37,935,314	-£38,429,508	-£41,394,674	-£43,041,989
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£29,202,223	-£37,579,505	-£39,440,626	-£39,637,774	-£40,130,645	-£43,087,870	-£44,730,773
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£31,244,981	-£39,305,936	-£41,161,977	-£41,358,645	-£41,850,313	-£44,800,322	-£46,439,216
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£33,305,976	-£41,050,064	-£42,901,531	-£43,097,765	-£43,588,351	-£46,531,864	-£48,167,148
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£35,384,072	-£42,811,732	-£44,658,127	-£44,854,976	-£45,344,597	-£48,282,326	-£49,914,398
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£37,479,118	-£44,590,786	-£46,434,605	-£46,630,115	-£47,118,891	-£50,051,541	-£51,680,791
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£39,590,962	-£46,387,068	-£48,227,806	-£48,423,024	-£48,911,070	-£51,839,342	-£53,466,160

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£22,440,664	-£27,431,771	-£29,269,746	-£29,464,134	-£29,950,314	-£32,958,779	-£34,580,700
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£15,655,640	-£24,310,068	-£26,176,779	-£26,374,457	-£26,868,651	-£29,833,817	-£31,481,132
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£17,641,366	-£26,018,647	-£27,879,768	-£28,076,917	-£28,569,787	-£31,527,013	-£33,169,916
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£19,684,124	-£27,745,079	-£29,601,120	-£29,797,788	-£30,289,456	-£33,239,465	-£34,878,359
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£21,745,119	-£29,489,206	-£31,340,674	-£31,536,908	-£32,027,494	-£34,971,007	-£36,606,291
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£23,823,215	-£31,250,875	-£33,098,270	-£33,294,119	-£33,783,740	-£36,721,469	-£38,353,540
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£25,918,261	-£33,029,929	-£34,873,748	-£35,069,258	-£35,558,034	-£38,490,684	-£40,119,934
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£28,030,105	-£34,826,211	-£36,666,949	-£36,862,167	-£37,350,213	-£40,278,485	-£41,905,303

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£16,010,664	-£21,001,771	-£22,839,746	-£23,034,134	-£23,520,314	-£26,528,779	-£28,150,700
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£10,865,355	-£19,519,782	-£21,386,494	-£21,584,171	-£22,078,366	-£25,043,531	-£26,690,846
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£12,851,080	-£21,228,362	-£23,089,483	-£23,286,631	-£23,779,502	-£26,736,727	-£28,379,631
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£14,893,838	-£22,954,793	-£24,810,835	-£25,007,502	-£25,499,170	-£28,449,179	-£30,088,074
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£16,954,833	-£24,698,921	-£26,550,388	-£26,746,622	-£27,237,208	-£30,180,721	-£31,816,006
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£19,032,929	-£26,460,590	-£28,307,984	-£28,503,833	-£28,993,454	-£31,931,183	-£33,563,255
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£21,127,975	-£28,239,643	-£30,083,462	-£30,278,972	-£30,767,748	-£33,700,398	-£35,329,648
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£23,239,819	-£30,035,925	-£31,876,663	-£32,071,881	-£32,559,927	-£35,488,199	-£37,115,017

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£9,207,664	-£14,198,771	-£16,036,746	-£16,231,134	-£16,717,314	-£19,725,779	-£21,347,700
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£5,062,783	-£13,857,211	-£15,723,922	-£15,921,600	-£16,415,794	-£19,380,960	-£21,028,275
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£7,188,509	-£15,565,790	-£17,426,911	-£17,624,060	-£18,116,930	-£21,074,156	-£22,717,059
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£9,231,267	-£17,292,222	-£19,148,263	-£19,344,931	-£19,836,599	-£22,786,608	-£24,425,502
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£11,292,262	-£19,036,349	-£20,887,817	-£21,084,051	-£21,574,637	-£24,518,150	-£26,153,434
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£13,370,358	-£20,798,018	-£22,645,413	-£22,841,261	-£23,330,882	-£26,268,612	-£27,900,683
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£15,465,404	-£22,577,072	-£24,420,891	-£24,616,401	-£25,105,177	-£28,037,826	-£29,667,077
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£17,577,248	-£24,373,354	-£26,214,092	-£26,409,310	-£26,897,355	-£29,825,628	-£31,452,446

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units		Value Area	Zone B - £1,000 psf
No Units	**151**	**Sales value inflation**	**Base**
Site Area	**0.29 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£8,223,918	-£2,636,950	-£4,509,787	-£4,708,023	-£5,203,664	-£8,177,501	-£9,829,634
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£4,095,222	-£4,509,709	-£6,376,420	-£6,574,098	-£7,068,292	-£10,033,458	-£11,680,773
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£1,949,492	-£6,400,473	-£8,261,594	-£8,458,742	-£8,951,613	-£11,908,838	-£13,551,741
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£216,374	-£8,309,088	-£10,165,129	-£10,361,797	-£10,853,465	-£13,803,475	-£15,442,369
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£2,443,944	-£10,235,400	-£12,086,868	-£12,283,102	-£12,773,687	-£15,717,200	-£17,352,485
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£4,707,185	-£12,179,253	-£14,026,648	-£14,222,496	-£14,712,118	-£17,649,846	-£19,281,918
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£6,987,376	-£14,140,490	-£15,984,311	-£16,179,820	-£16,668,595	-£19,601,246	-£21,230,497
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£9,284,365	-£16,118,958	-£17,959,695	-£18,154,914	-£18,642,959	-£21,571,231	-£23,198,049

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£21,018,082	-£20,048,082	-£34,276,432	-£34,471,940	-£34,960,016	-£38,077,178	-£39,727,042
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£23,804,493	-£32,409,423	-£34,276,134	-£34,473,812	-£34,968,006	-£37,933,172	-£39,580,487
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£25,950,222	-£34,300,187	-£36,161,308	-£36,358,457	-£36,851,327	-£39,808,553	-£41,451,455
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£28,116,058	-£36,208,802	-£38,064,844	-£38,261,511	-£38,753,179	-£41,703,150	-£43,342,084
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£30,343,058	-£38,135,115	-£39,986,582	-£40,182,816	-£40,673,401	-£43,616,914	-£45,252,199
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£32,606,899	-£40,078,967	-£41,926,363	-£42,122,211	-£42,611,832	-£45,549,561	-£47,181,832
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£34,887,060	-£42,040,204	-£43,884,025	-£44,079,535	-£44,568,309	-£47,500,960	-£49,130,211
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£37,184,080	-£44,018,672	-£45,859,410	-£46,054,628	-£46,542,673	-£49,470,946	-£51,097,764

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£10,114,858	-£11,045,858	-£24,268,208	-£24,463,716	-£24,951,792	-£28,067,954	-£29,717,818
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£12,243,638	-£20,848,568	-£22,715,277	-£22,912,955	-£23,407,149	-£26,372,315	-£28,019,630
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£14,389,365	-£22,739,330	-£24,600,451	-£24,797,600	-£25,290,470	-£28,247,695	-£29,890,598
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£16,555,201	-£24,647,945	-£26,503,987	-£26,700,654	-£27,192,322	-£30,142,292	-£31,781,227
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£18,782,201	-£26,574,257	-£28,425,725	-£28,621,959	-£29,112,544	-£32,056,057	-£33,691,342
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£21,046,042	-£28,518,110	-£30,365,505	-£30,561,353	-£31,050,975	-£33,988,704	-£35,620,775
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£23,326,203	-£30,479,347	-£32,323,168	-£32,518,677	-£33,007,452	-£35,940,103	-£37,569,354
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£25,623,223	-£32,457,815	-£34,298,552	-£34,493,771	-£34,981,816	-£37,910,088	-£39,536,906

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£7,324,858	-£11,045,858	-£16,268,208	-£16,463,716	-£16,951,792	-£19,067,954	-£20,717,818
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£7,453,350	-£16,058,280	-£17,924,991	-£18,122,669	-£18,616,863	-£21,582,029	-£23,229,344
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£9,599,080	-£17,949,044	-£19,810,165	-£20,007,314	-£20,500,184	-£23,457,410	-£25,100,312
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£11,764,916	-£19,857,659	-£21,713,701	-£21,910,368	-£22,402,036	-£25,352,007	-£26,990,941
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£13,992,515	-£21,783,972	-£23,635,439	-£23,831,673	-£24,322,258	-£27,265,771	-£28,901,057
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£16,255,756	-£23,727,824	-£25,575,220	-£25,771,068	-£26,260,690	-£29,198,418	-£30,830,490
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£18,535,917	-£25,689,062	-£27,532,883	-£27,728,392	-£28,217,167	-£31,149,817	-£32,779,068
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£20,832,937	-£27,667,530	-£29,508,267	-£29,703,485	-£30,191,530	-£33,119,803	-£34,746,621

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£337,918	-£8,322,950	-£10,995,787	-£11,190,023	-£11,677,664	-£14,643,501	-£16,310,634
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£1,795,778	-£10,395,709	-£12,262,420	-£12,460,098	-£12,954,292	-£15,919,458	-£17,568,773
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£3,936,508	-£12,286,473	-£14,147,594	-£14,344,742	-£14,837,613	-£17,794,838	-£19,437,741
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£6,102,374	-£14,195,088	-£16,051,129	-£16,247,797	-£16,739,465	-£19,689,475	-£21,328,369
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£8,329,944	-£16,121,400	-£17,972,868	-£18,169,102	-£18,659,687	-£21,603,200	-£23,238,485
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£10,593,185	-£18,065,253	-£19,912,648	-£20,108,496	-£20,598,118	-£23,535,846	-£25,167,918
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£12,873,376	-£20,026,490	-£21,870,311	-£22,065,820	-£22,554,595	-£25,487,246	-£27,116,497
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£15,170,365	-£22,004,958	-£23,845,695	-£24,040,914	-£24,528,959	-£27,457,231	-£29,084,049

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units		Value Area	Zone B - £1,050 psf
No Units	151	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£9,815,502	£955,639	-£874,450	-£1,069,726	-£1,559,977	-£4,533,818	-£6,185,948
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£7,507,226	-£1,054,016	-£2,914,918	-£3,112,595	-£3,606,790	-£6,571,956	-£8,219,270
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£5,181,918	-£3,121,154	-£4,982,275	-£5,179,424	-£5,672,295	-£8,629,520	-£10,272,423
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£2,839,725	-£5,211,955	-£7,067,996	-£7,264,663	-£7,756,331	-£10,706,342	-£12,345,236
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£480,792	-£7,320,451	-£9,171,918	-£9,368,153	-£9,858,738	-£12,802,251	-£14,437,536
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£1,930,013	-£9,446,488	-£11,293,883	-£11,489,731	-£11,979,353	-£14,917,081	-£16,549,153
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£4,395,348	-£11,589,910	-£13,433,730	-£13,629,240	-£14,118,015	-£17,050,666	-£18,679,916
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£6,877,482	-£13,750,561	-£15,591,299	-£15,786,517	-£16,274,563	-£19,202,836	-£20,829,654

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£19,045,512	-£25,944,591	-£27,747,034	-£28,061,440	-£28,559,691	-£32,435,529	-£34,080,845
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£20,392,488	-£26,953,730	-£28,814,632	-£31,012,310	-£31,506,504	-£34,471,670	-£36,118,985
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£22,717,798	-£31,020,869	-£32,881,990	-£33,079,138	-£33,572,010	-£36,529,234	-£38,172,138
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£25,059,960	-£33,111,670	-£34,967,710	-£35,164,377	-£35,656,045	-£38,606,056	-£40,244,950
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£27,418,922	-£35,220,166	-£37,071,632	-£37,267,867	-£37,758,452	-£40,701,965	-£42,337,250
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£29,829,727	-£37,346,202	-£39,193,597	-£39,389,445	-£39,879,067	-£42,816,796	-£44,448,867
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£32,296,063	-£39,489,624	-£41,333,444	-£41,528,954	-£42,017,729	-£44,950,380	-£46,579,631
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£34,777,197	-£41,650,276	-£43,491,013	-£43,686,231	-£44,174,277	-£47,102,550	-£48,729,368

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£13,004,007	-£19,903,086	-£21,705,529	-£21,961,424	-£22,459,675	-£26,335,513	-£27,980,829
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£8,531,631	-£17,392,873	-£19,253,775	-£19,451,452	-£19,945,647	-£22,910,813	-£24,558,128
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£11,156,939	-£19,460,012	-£21,321,133	-£21,518,281	-£22,011,153	-£24,968,377	-£26,611,280
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£13,498,133	-£21,550,017	-£23,406,853	-£23,603,520	-£24,095,188	-£27,045,199	-£28,684,093
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£15,858,065	-£23,659,308	-£25,510,775	-£25,707,010	-£26,197,595	-£29,141,108	-£30,776,393
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£18,268,870	-£25,785,345	-£27,632,740	-£27,828,588	-£28,318,210	-£31,255,938	-£32,888,010
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£20,734,205	-£27,928,767	-£29,772,587	-£29,968,097	-£30,456,872	-£33,389,523	-£35,018,773
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£23,216,339	-£30,089,419	-£31,930,156	-£32,125,374	-£32,613,420	-£35,541,693	-£37,168,511

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£7,041,005	-£13,940,084	-£15,742,527	-£16,016,427	-£16,514,678	-£20,390,516	-£22,035,832
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£4,041,345	-£12,902,587	-£14,763,489	-£14,961,167	-£15,455,361	-£18,420,527	-£19,767,842
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£6,366,653	-£14,669,726	-£16,530,847	-£16,727,995	-£17,220,867	-£20,178,091	-£21,820,995
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£8,708,847	-£16,760,527	-£18,616,567	-£18,813,235	-£19,304,903	-£22,254,913	-£23,893,807
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£11,067,779	-£18,869,023	-£20,720,490	-£20,916,724	-£21,407,310	-£24,350,822	-£25,986,108
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£13,478,585	-£20,995,059	-£22,842,455	-£23,038,302	-£23,527,924	-£26,465,653	-£28,097,724
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£15,943,920	-£23,138,481	-£24,982,302	-£25,177,811	-£25,666,586	-£28,599,237	-£30,228,488
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£18,426,054	-£25,299,133	-£27,139,870	-£27,335,089	-£27,823,134	-£30,751,407	-£32,378,225

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£3,929,502	-£2,969,581	-£4,769,450	-£5,035,748	-£5,533,917	-£9,410,018	-£11,057,948
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£1,621,226	-£6,940,016	-£8,800,918	-£8,998,595	-£9,492,790	-£12,457,956	-£14,105,270
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£704,082	-£9,007,154	-£10,868,275	-£11,065,424	-£11,558,295	-£14,515,520	-£16,158,423
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£3,046,275	-£11,097,955	-£12,953,996	-£13,150,663	-£13,642,331	-£16,592,342	-£18,231,236
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£5,405,208	-£13,206,451	-£15,057,918	-£15,254,153	-£15,744,738	-£18,688,251	-£20,323,536
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£7,816,013	-£15,332,488	-£17,179,883	-£17,375,731	-£17,865,353	-£20,803,081	-£22,435,153
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£10,281,348	-£17,475,910	-£19,319,730	-£19,515,240	-£20,004,015	-£22,936,666	-£24,565,916
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£12,763,482	-£19,636,561	-£21,477,299	-£21,672,517	-£22,160,563	-£25,088,836	-£26,715,654

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units		Value Area	Zone B - £1,100 psf
No Units	151	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£13,407,088	£4,489,793	£2,672,846	£2,480,505	£1,999,651	-£898,983	-£2,542,261
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£10,919,232	£2,319,272	£508,249	£316,468	-£165,471	-£3,110,453	-£4,757,768
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£8,414,344	£131,281	-£1,702,958	-£1,900,107	-£2,392,977	-£5,350,202	-£6,993,105
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£5,882,571	-£2,114,822	-£3,970,862	-£4,167,529	-£4,659,198	-£7,609,208	-£9,248,102
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£3,354,059	-£4,405,502	-£6,256,969	-£6,453,203	-£6,943,789	-£9,887,302	-£11,522,586
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£798,957	-£6,713,723	-£8,561,118	-£8,756,967	-£9,246,588	-£12,184,317	-£13,816,388
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£1,803,321	-£9,039,329	-£10,883,149	-£11,078,659	-£11,567,434	-£14,500,085	-£16,129,336
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£4,470,600	-£11,382,166	-£13,222,903	-£13,418,120	-£13,906,166	-£16,834,439	-£18,461,257

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£14,490,527	-£19,408,821	-£23,260,846	-£27,511,247	-£25,006,003	-£24,256,907	-£32,447,819
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£16,980,462	-£25,580,442	-£27,391,466	-£27,583,247	-£25,965,185	-£31,010,168	-£32,667,482
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£19,485,370	-£27,768,433	-£29,602,672	-£29,799,821	-£30,292,691	-£33,249,917	-£34,892,819
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£22,007,143	-£30,014,536	-£31,870,576	-£32,067,244	-£32,558,913	-£35,508,922	-£37,147,816
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£24,545,655	-£32,305,217	-£34,156,683	-£34,352,917	-£34,843,503	-£37,787,016	-£39,422,301
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£27,100,757	-£34,813,438	-£36,460,832	-£36,656,681	-£37,146,302	-£40,084,031	-£41,716,102
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£29,703,035	-£36,939,043	-£38,782,663	-£38,978,374	-£39,467,148	-£42,399,799	-£44,029,050
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£32,370,314	-£39,281,880	-£41,122,617	-£41,317,835	-£41,805,881	-£44,734,153	-£46,360,971

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£9,317,088	-£14,019,067	-£15,870,811	-£16,066,660	-£16,504,328	-£17,447,845	-£21,096,515
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£5,419,625	-£14,019,085	-£15,830,608	-£16,022,390	-£16,504,328	-£19,449,310	-£21,096,625
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£7,924,513	-£16,207,576	-£18,041,815	-£18,238,964	-£18,731,834	-£21,689,060	-£23,331,962
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£10,446,286	-£18,453,679	-£20,309,719	-£20,506,387	-£20,998,056	-£23,948,065	-£25,586,959
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£12,984,798	-£20,744,359	-£22,595,826	-£22,792,060	-£23,282,646	-£26,226,159	-£27,861,443
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£15,539,900	-£23,052,581	-£24,899,975	-£25,095,824	-£25,585,445	-£28,523,174	-£30,155,245
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£18,142,178	-£25,378,186	-£27,222,006	-£27,417,517	-£27,906,291	-£30,838,942	-£32,468,193
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£20,809,457	-£27,721,023	-£29,561,760	-£29,756,978	-£30,245,023	-£33,173,296	-£34,800,114

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£1,858,516	-£1,408,204	-£3,070,951	-£3,267,060	-£3,704,707	-£4,647,845	-£8,086,515
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£5,625,329	-£9,229,299	-£11,040,523	-£11,232,104	-£11,714,042	-£14,659,025	-£16,306,340
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£3,134,227	-£11,417,290	-£13,251,529	-£13,448,678	-£13,941,548	-£16,898,774	-£18,541,676
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£5,656,000	-£13,663,393	-£15,519,433	-£15,716,101	-£16,207,770	-£19,157,779	-£20,796,673
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£8,194,512	-£15,954,074	-£17,805,541	-£18,001,774	-£18,492,361	-£21,435,873	-£23,071,158
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£10,749,614	-£18,262,295	-£20,109,689	-£20,305,538	-£20,795,159	-£23,732,889	-£25,364,959
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£13,351,892	-£20,587,901	-£22,431,720	-£22,627,231	-£23,116,004	-£26,048,657	-£27,677,907
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£16,019,172	-£22,930,737	-£24,771,474	-£24,966,692	-£25,454,738	-£28,383,010	-£30,009,828

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£7,021,088	-£1,408,207	-£3,070,951	-£3,267,060	-£3,704,707	-£4,647,845	-£8,086,515
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£5,033,232	-£3,566,728	-£5,377,751	-£5,569,532	-£6,051,471	-£8,996,453	-£10,643,768
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£2,528,344	-£5,754,719	-£7,588,958	-£7,786,107	-£8,278,977	-£11,236,202	-£12,879,105
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£8,571	-£8,006,822	-£9,862,862	-£10,059,529	-£10,551,198	-£13,495,208	-£15,134,102
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£2,531,941	-£10,291,502	-£12,142,969	-£12,339,203	-£12,829,789	-£15,773,302	-£17,408,586
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£5,087,043	-£12,599,723	-£14,447,118	-£14,642,967	-£15,132,588	-£18,070,317	-£19,702,388
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£7,689,321	-£14,925,329	-£16,769,149	-£16,964,659	-£17,453,434	-£20,386,085	-£22,015,336
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£10,356,600	-£17,268,166	-£19,108,903	-£19,304,120	-£19,792,166	-£22,720,439	-£24,347,257

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units		Value Area	Zone B - £1,150 psf
No Units	151	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£16,964,715	£8,023,948	£6,207,001	£6,014,659	£5,533,805	£2,648,683	£1,045,836
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£14,325,045	£5,676,719	£3,865,695	£3,673,914	£3,194,463	£317,753	-£1,299,955
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£11,646,770	£3,312,019	£1,506,420	£1,315,153	£836,985	-£2,070,884	-£3,713,787
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£8,945,418	£930,002	-£883,954	-£1,077,666	-£1,562,065	-£4,512,074	-£6,150,968
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£6,227,328	-£1,491,601	-£3,342,020	-£3,538,254	-£4,028,839	-£6,972,353	-£8,607,637
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£3,492,646	-£3,980,958	-£5,828,353	-£6,024,202	-£6,513,824	-£9,451,552	-£11,083,624
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£741,520	-£6,488,749	-£8,332,568	-£8,528,079	-£9,016,854	-£11,949,505	-£13,578,754
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£2,063,717	-£9,013,769	-£10,854,506	-£11,049,725	-£11,537,770	-£14,466,043	-£16,092,861

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£10,854,699	-£19,815,046	-£21,652,019	-£21,856,000	-£22,368,204	-£25,297,004	-£26,926,877
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£13,574,669	-£22,222,895	-£24,034,015	-£24,225,800	-£24,705,251	-£27,581,961	-£29,199,670
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£16,252,944	-£24,587,895	-£26,393,294	-£26,584,561	-£27,062,730	-£29,970,598	-£31,613,502
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£18,954,297	-£26,969,712	-£28,783,669	-£28,977,391	-£29,461,779	-£32,411,788	-£34,060,683
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£21,672,387	-£29,391,316	-£31,241,734	-£31,437,968	-£31,928,553	-£34,872,067	-£36,507,352
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£24,407,069	-£31,880,873	-£33,728,067	-£33,923,916	-£34,413,538	-£37,351,266	-£38,983,338
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£27,159,195	-£34,368,483	-£36,220,282	-£36,427,753	-£36,916,568	-£39,849,219	-£41,478,469
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£29,963,431	-£36,913,483	-£38,754,220	-£38,949,439	-£39,457,484	-£42,365,757	-£43,992,575

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£825,258	-£4,144,088	-£5,981,062	-£6,185,043	-£6,697,247	-£9,627,047	-£11,256,920
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£2,010,812	-£10,662,138	-£12,473,162	-£12,664,943	-£13,144,394	-£16,021,104	-£17,638,812
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£4,692,087	-£13,026,838	-£14,832,437	-£15,023,704	-£15,501,873	-£18,409,741	-£20,052,644
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£7,393,439	-£15,408,855	-£17,222,811	-£17,416,534	-£17,900,922	-£20,850,931	-£22,499,825
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£10,111,530	-£17,830,459	-£19,680,877	-£19,877,111	-£20,367,696	-£23,311,210	-£24,946,494
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£12,846,212	-£20,319,815	-£22,167,210	-£22,363,059	-£22,852,681	-£25,790,409	-£27,422,481
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£15,597,338	-£22,807,626	-£24,659,425	-£24,866,896	-£25,355,711	-£28,288,362	-£29,917,611
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£18,402,574	-£25,352,626	-£27,193,363	-£27,388,582	-£27,896,627	-£30,804,900	-£32,431,718

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£5,416,143	-£5,744,046	-£7,582,876	-£7,874,657	-£8,354,108	-£11,230,819	-£12,848,527
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£2,776,474	-£5,871,852	-£7,682,876	-£7,874,657	-£8,354,108	-£11,230,819	-£12,848,527
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£98,199	-£8,236,552	-£10,042,151	-£10,233,419	-£10,711,587	-£13,619,455	-£15,262,359
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£2,603,154	-£10,618,569	-£12,432,526	-£12,626,248	-£13,110,636	-£16,060,646	-£17,699,540
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£5,321,244	-£13,040,173	-£14,890,592	-£15,086,825	-£15,577,411	-£18,520,924	-£20,156,209
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£8,055,926	-£15,529,530	-£17,376,924	-£17,572,773	-£18,062,395	-£21,000,123	-£22,632,195
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£10,807,052	-£18,017,340	-£19,869,140	-£20,076,610	-£20,565,425	-£23,498,076	-£25,127,326
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£13,612,288	-£20,562,340	-£22,403,078	-£22,598,296	-£23,086,341	-£26,014,615	-£27,641,433

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£11,078,719	£2,137,948	£321,091	£126,659	-£387,136	-£3,267,017	-£4,896,954
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£8,439,045	£205,281	-£2,020,305	-£2,212,086	-£2,691,537	-£5,568,247	-£7,185,955
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£5,760,770	-£2,573,981	-£4,379,580	-£4,570,847	-£5,049,015	-£7,956,884	-£9,599,787
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£3,059,418	-£5,895,998	-£6,769,954	-£6,963,676	-£7,448,065	-£10,398,074	-£12,036,968
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£341,328	-£7,377,601	-£9,226,020	-£9,424,254	-£9,914,839	-£12,858,353	-£14,493,637
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£2,393,354	-£9,866,958	-£11,714,353	-£11,910,202	-£12,399,824	-£15,337,552	-£16,969,624
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£5,144,480	-£12,374,749	-£14,218,568	-£14,414,079	-£14,902,854	-£17,835,505	-£19,464,754
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£7,949,717	-£14,899,769	-£16,740,506	-£16,935,725	-£17,423,770	-£20,352,043	-£21,978,861

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units		Value Area	Zone B - £1,200 psf
No Units	151	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR		£20,512,109	£11,558,103	£9,741,155	£9,548,813	£9,067,960	£6,182,837	£4,579,991
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£17,695,070	£9,034,166	£7,223,142	£7,031,361	£6,551,910	£3,675,199	£2,077,028
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£14,861,254	£6,492,758	£4,687,158	£4,495,892	£4,017,724	£1,148,718	-£451,966
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£11,998,264	£3,934,034	£2,133,361	£1,942,561	£1,465,560	-£1,417,752	-£3,053,835
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£9,100,595	£1,358,139	-£444,779	-£638,065	-£1,121,277	-£4,057,403	-£5,692,688
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£6,186,334	-£1,253,612	-£3,095,588	-£3,291,436	-£3,781,058	-£6,718,787	-£8,350,858
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£3,255,628	-£3,938,168	-£5,781,988	-£5,977,498	-£6,466,273	-£9,398,924	-£11,028,174
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£308,625	-£6,645,372	-£8,486,110	-£8,681,328	-£9,169,374	-£12,097,646	-£13,724,464

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£7,267,842	-£16,324,614	-£16,524,509	-£16,859,301	-£17,661,513	-£21,116,977	-£23,576,427
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£10,204,644	-£18,865,549	-£20,676,572	-£20,868,354	-£21,347,805	-£24,224,515	-£25,822,667
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£13,038,460	-£21,406,956	-£23,212,556	-£23,403,822	-£23,881,991	-£26,750,996	-£28,351,681
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£15,901,450	-£23,965,681	-£25,766,353	-£25,957,153	-£26,434,154	-£29,317,487	-£30,953,549
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£18,799,120	-£26,541,575	-£28,344,493	-£28,537,779	-£29,020,991	-£31,957,117	-£33,592,403
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£21,713,380	-£29,153,326	-£30,995,303	-£31,191,151	-£31,680,773	-£34,618,501	-£36,250,573
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£24,644,086	-£31,837,863	-£33,681,702	-£33,877,213	-£34,365,988	-£37,298,638	-£38,927,898
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£27,591,089	-£34,545,087	-£36,385,825	-£36,581,042	-£37,069,088	-£39,997,361	-£41,624,179

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£4,173,252	-£1,291,514	-£1,491,409	-£1,826,201	-£2,628,413	-£6,083,877	-£8,543,327
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£1,356,213	-£7,304,692	-£9,115,715	-£9,307,497	-£9,786,948	-£12,663,658	-£14,261,810
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£1,477,603	-£9,846,099	-£11,651,699	-£11,842,965	-£12,321,134	-£15,190,139	-£16,790,823
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£4,340,593	-£12,404,824	-£14,205,496	-£14,396,296	-£14,873,297	-£17,756,630	-£19,392,692
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£7,238,263	-£14,980,718	-£16,783,636	-£16,976,922	-£17,460,134	-£20,396,260	-£22,031,545
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£10,152,523	-£17,592,469	-£19,434,446	-£19,630,294	-£20,119,915	-£23,057,644	-£24,689,715
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£13,083,229	-£20,277,006	-£22,120,845	-£22,316,356	-£22,805,130	-£25,737,781	-£27,367,041
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£16,030,232	-£22,984,229	-£24,824,968	-£25,020,185	-£25,508,231	-£28,436,504	-£30,063,322

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£8,963,539	£9,531	-£190,410	-£1,699,234	-£2,490,612	-£5,855,147	-£8,315,047
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£6,146,498	-£2,154,406	-£4,323,430	-£4,517,211	-£4,996,662	-£7,873,372	-£9,471,544
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£3,312,683	-£5,055,813	-£6,861,413	-£7,052,680	-£7,530,848	-£10,399,853	-£12,000,538
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£449,693	-£7,814,538	-£9,615,210	-£9,806,011	-£10,283,011	-£13,166,344	-£14,802,406
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£2,447,977	-£10,190,432	-£11,993,351	-£12,186,636	-£12,669,848	-£15,605,974	-£17,241,260
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£5,362,237	-£12,802,184	-£14,644,160	-£14,840,008	-£15,329,630	-£18,267,358	-£19,899,430
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£8,292,943	-£15,486,720	-£17,330,559	-£17,526,070	-£18,014,845	-£20,947,495	-£22,576,755
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£11,239,946	-£18,193,944	-£20,034,682	-£20,229,899	-£20,717,945	-£23,646,218	-£25,273,036

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£14,826,109	£5,672,103	£3,855,155	£3,662,813	£3,181,960	£296,837	-£1,958,009
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£11,909,070	£3,148,166	£1,337,142	£1,145,361	£665,910	-£2,210,801	-£3,806,972
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£8,975,254	£606,758	-£1,198,842	-£1,390,108	-£1,868,276	-£4,737,282	-£6,337,966
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£6,112,264	-£1,957,966	-£3,752,639	-£3,943,439	-£4,420,440	-£7,303,752	-£8,939,815
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£3,214,595	-£4,527,861	-£6,330,779	-£6,524,065	-£7,007,277	-£9,943,403	-£11,578,688
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£300,334	-£7,139,812	-£8,981,588	-£9,177,436	-£9,667,058	-£12,604,787	-£14,236,858
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£2,630,372	-£9,824,168	-£11,667,988	-£11,863,498	-£12,352,273	-£15,284,924	-£16,914,174
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£5,577,375	-£12,531,372	-£14,372,110	-£14,567,328	-£15,055,374	-£17,983,648	-£19,610,464

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units		Value Area	Zone B - £1,250 psf
No Units	151	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR		£24,059,505	£15,092,257	£13,275,309	£13,082,968	£12,602,114	£9,716,991	£8,114,145
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£21,065,095	£12,391,612	£10,580,588	£10,388,807	£9,909,356	£7,032,646	£5,434,474
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£18,053,910	£9,673,497	£7,867,897	£7,676,631	£7,198,463	£4,329,457	£2,735,565
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£15,026,093	£6,938,064	£5,137,393	£4,946,592	£4,469,591	£1,607,586	£17,583
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£11,973,863	£4,185,463	£2,389,229	£2,198,848	£1,722,898	-£1,150,089	-£2,777,738
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£8,880,021	£1,415,844	-£382,183	-£575,089	-£1,057,351	-£3,986,021	-£5,618,093
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£5,769,737	-£1,391,554	-£3,231,407	-£3,426,917	-£3,915,693	-£6,848,343	-£8,477,593
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£2,643,158	-£4,276,977	-£6,117,714	-£6,312,932	-£6,800,977	-£9,729,251	-£11,356,069

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£8,834,429	-£15,508,102	-£17,324,048	-£17,515,748	-£17,997,601	-£20,867,068	-£22,465,249
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£9,834,619	-£15,508,102	-£17,319,126	-£17,510,907	-£17,990,858	-£20,867,068	-£22,465,249
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£9,845,805	-£18,226,217	-£20,031,817	-£20,223,083	-£20,701,252	-£23,570,257	-£25,164,149
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£12,873,621	-£20,961,650	-£22,762,322	-£22,953,122	-£23,430,123	-£26,292,128	-£27,882,131
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£15,925,852	-£23,714,251	-£25,510,485	-£25,700,866	-£26,176,816	-£29,049,803	-£30,677,453
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£19,019,693	-£26,483,870	-£28,281,897	-£28,474,803	-£28,957,065	-£31,885,736	-£33,517,807
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£22,129,977	-£29,291,269	-£31,131,122	-£31,326,631	-£31,815,407	-£34,748,957	-£36,377,308
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£25,256,558	-£32,176,691	-£34,017,428	-£34,212,647	-£34,700,691	-£37,628,965	-£39,255,783

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£7,720,648	£1,394,400	-£1,421,548	-£1,613,248	-£2,095,101	-£4,964,568	-£6,562,749
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£4,726,238	-£3,947,245	-£5,758,269	-£5,950,050	-£6,429,501	-£9,358,211	-£10,904,383
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£1,715,053	-£6,665,360	-£8,470,960	-£8,662,226	-£9,140,395	-£12,009,400	-£13,603,292
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£1,307,764	-£9,410,793	-£11,201,464	-£11,392,265	-£11,869,266	-£14,731,271	-£16,321,274
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£4,364,995	-£12,153,394	-£13,949,628	-£14,140,009	-£14,615,959	-£17,488,946	-£19,116,596
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£7,458,836	-£14,923,013	-£16,721,040	-£16,913,946	-£17,396,208	-£20,324,879	-£21,956,950
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£10,568,120	-£17,729,411	-£19,570,264	-£19,765,774	-£20,254,550	-£23,187,200	-£24,816,451
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£13,695,701	-£20,615,834	-£22,456,571	-£22,651,789	-£23,139,834	-£26,068,108	-£27,694,926

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£12,110,933	£3,543,685	£1,726,738	£1,534,397	£1,053,542	-£1,817,925	-£3,414,742
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£9,516,524	£843,041	-£967,983	-£1,159,764	-£1,639,215	-£4,515,925	-£6,114,097
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£6,505,338	-£1,875,074	-£3,680,674	-£3,871,941	-£4,350,109	-£7,219,114	-£8,813,007
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£3,477,522	-£4,610,507	-£6,411,179	-£6,601,979	-£7,079,981	-£9,940,986	-£11,530,988
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£425,291	-£7,363,108	-£9,159,342	-£9,349,723	-£9,825,673	-£12,698,660	-£14,326,310
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£2,668,550	-£10,132,727	-£11,930,754	-£12,123,660	-£12,605,923	-£15,534,593	-£17,166,665
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£5,778,834	-£12,940,126	-£14,779,979	-£14,975,488	-£15,464,264	-£18,396,914	-£20,026,165
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£8,905,416	-£15,825,548	-£17,666,285	-£17,861,504	-£18,349,549	-£21,277,822	-£22,904,640

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£18,173,595	£9,205,257	£7,389,309	£7,196,968	£6,716,114	£3,830,991	£2,228,145
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£15,179,095	£6,505,612	£4,694,588	£4,502,807	£4,023,356	£1,146,646	-£501,526
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£12,167,910	£3,787,497	£1,981,897	£1,790,631	£1,312,463	-£1,556,543	-£3,150,435
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£9,140,093	£1,052,064	-£748,607	-£939,408	-£1,417,409	-£4,278,414	-£5,868,417
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£6,087,863	-£1,200,537	-£3,496,771	-£3,687,152	-£4,163,102	-£7,036,089	-£8,663,738
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£2,994,021	-£4,470,156	-£6,268,183	-£6,461,089	-£6,943,351	-£9,872,021	-£11,504,093
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£178,963	-£7,277,554	-£9,117,407	-£9,312,917	-£9,801,693	-£12,734,343	-£14,363,593
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£3,242,844	-£10,162,977	-£12,003,714	-£12,198,932	-£12,686,977	-£15,615,251	-£17,242,069

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units		Value Area	Zone B - £1,300 psf
No Units	151	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR		£27,606,899	£18,593,343	£16,803,703	£16,614,252	£16,136,269	£13,251,145	£11,648,299
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£24,435,120	£15,745,663	£13,938,035	£13,746,254	£13,266,803	£10,390,093	£8,791,921
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£21,246,564	£12,854,236	£11,048,636	£10,857,369	£10,379,201	£7,510,196	£5,916,304
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£18,041,378	£9,942,095	£8,141,424	£7,950,624	£7,473,622	£4,611,817	£3,021,615
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£14,819,705	£7,012,786	£5,216,552	£5,026,172	£4,550,222	£1,694,520	£108,018
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£11,573,710	£4,066,459	£2,274,176	£2,084,170	£1,609,155	-£1,259,869	-£2,885,328
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£8,283,846	£1,103,267	-£696,008	-£888,580	-£1,370,009	-£4,297,762	-£5,927,013
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£4,977,685	-£1,908,580	-£3,749,318	-£3,944,536	-£4,432,581	-£7,360,854	-£8,987,672

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£20,470,101	-£15,045,077	-£11,048,631	-£11,255,483	-£11,763,549	-£14,646,808	-£16,671,410
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£3,484,594	-£12,154,051	-£13,961,679	-£14,153,461	-£14,632,912	-£17,509,621	-£19,107,794
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£6,853,150	-£15,045,478	-£16,851,078	-£17,042,345	-£17,520,513	-£20,389,518	-£21,983,410
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£9,858,336	-£17,957,619	-£19,758,290	-£19,949,091	-£20,426,092	-£23,288,097	-£24,878,100
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£13,080,010	-£20,886,928	-£22,683,162	-£22,873,542	-£23,349,492	-£26,205,194	-£27,791,696
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£16,326,004	-£23,833,255	-£25,625,538	-£25,815,544	-£26,290,559	-£29,139,584	-£30,785,042
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£19,615,868	-£26,796,447	-£28,595,122	-£28,788,294	-£29,269,723	-£32,197,477	-£33,826,727
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£22,922,029	-£29,808,294	-£31,649,052	-£31,844,250	-£32,332,296	-£35,260,568	-£38,887,366

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£11,068,042	£2,254,486	£464,848	£275,398	-£197,535	-£3,080,794	-£4,685,543
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£8,096,263	£269,194	-£2,400,852	-£2,592,603	-£3,072,055	-£5,948,764	-£7,548,936
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£4,907,707	-£3,484,621	-£5,290,221	-£5,481,488	-£5,959,656	-£8,828,661	-£10,422,553
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£1,702,521	-£6,396,782	-£8,197,433	-£8,388,233	-£8,866,235	-£11,727,942	-£13,317,942
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£1,519,153	-£9,326,071	-£11,122,305	-£11,312,685	-£11,788,635	-£14,644,337	-£16,230,839
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£4,765,147	-£12,272,398	-£14,064,681	-£14,254,687	-£14,729,702	-£17,598,727	-£19,224,185
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£8,055,011	-£15,235,590	-£17,034,265	-£17,227,437	-£17,708,866	-£20,636,619	-£22,265,870
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£11,361,172	-£18,247,437	-£20,088,175	-£20,283,393	-£20,771,439	-£23,699,711	-£25,326,529

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£16,068,928	£7,044,772	£5,255,132	£5,065,680	£4,587,697	£1,702,574	£99,728
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£12,886,549	£4,197,092	£2,389,463	£2,197,682	£1,718,231	-£1,358,975	-£2,756,651
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£9,697,993	£1,305,665	-£499,935	-£691,203	-£1,169,370	-£4,038,375	-£5,632,268
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£6,492,806	-£1,609,476	-£3,407,147	-£3,597,948	-£4,074,949	-£6,936,954	-£8,526,957
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£3,271,133	-£4,535,786	-£6,332,020	-£6,522,399	-£6,998,349	-£9,854,052	-£11,440,553
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£25,138	-£7,482,112	-£9,274,395	-£9,464,401	-£9,939,416	-£12,808,441	-£14,433,899
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£3,264,725	-£10,445,304	-£12,244,979	-£12,437,151	-£12,918,581	-£15,846,334	-£17,475,584
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£6,570,886	-£13,457,151	-£15,297,889	-£15,493,107	-£15,981,153	-£18,909,425	-£20,536,243

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£21,720,899	£12,707,343	£10,917,703	£10,728,252	£10,250,269	£7,365,145	£5,762,299
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£18,549,120	£9,859,663	£8,052,035	£7,860,254	£7,380,803	£4,504,093	£2,905,921
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£15,360,564	£6,968,236	£5,162,636	£4,971,369	£4,493,201	£1,624,196	£30,304
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£12,155,378	£4,056,095	£2,255,424	£2,064,624	£1,587,622	-£1,274,183	-£2,864,185
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£8,933,705	£1,126,786	-£665,448	-£859,828	-£1,335,778	-£4,191,480	-£5,777,982
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£5,687,710	-£1,819,541	-£3,611,824	-£3,801,830	-£4,276,845	-£7,145,869	-£8,771,328
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£2,397,846	-£4,762,730	-£6,562,028	-£6,755,200	-£7,236,009	-£10,163,762	-£11,813,013
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£308,316	-£7,794,980	-£9,635,318	-£9,830,536	-£10,318,581	-£13,246,854	-£14,873,672

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units	Value Area	Zone B - £900 psf

No Units	526
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£37,603,646	£13,866,715	£9,902,489	£9,135,129	£8,091,730	£1,631,336	£1,671,785
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£32,391,015	£9,333,327	£5,012,262	£4,596,501	£3,557,099	-£2,720,191	-£8,237,727
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£26,933,765	£4,729,471	£424,015	£9,732	-£1,041,632	-£7,362,642	-£10,957,753
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£21,426,066	£79,352	-£4,276,045	-£4,695,273	-£5,743,344	-£12,174,491	-£15,762,914
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£15,836,329	-£4,687,018	-£9,100,386	-£9,529,707	-£10,603,012	-£17,042,835	-£20,633,719
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£10,202,813	-£9,592,495	-£14,041,183	-£14,469,339	-£15,539,729	-£22,006,068	-£25,620,993
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£4,525,958	-£14,592,400	-£19,048,638	-£19,481,372	-£20,563,208	-£27,054,221	-£30,692,753
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£1,264,190	-£19,678,509	-£24,164,594	-£24,596,394	-£25,675,894	-£32,230,212	-£35,878,499
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£7,199,484	-£24,851,015	-£29,390,595	-£29,827,566	-£30,919,991	-£37,474,545	-£41,115,964
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£13,318,990	-£30,165,870	-£34,698,088	-£35,134,356	-£36,225,026	-£42,769,047	-£46,404,615

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£242,297,229	-£255,874,160	-£271,189,387	-£271,992,746	-£272,840,145	-£278,545,537	-£282,412,230
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£248,349,860	-£271,407,548	-£275,728,513	-£276,144,374	-£277,183,776	-£283,461,066	-£286,978,602
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£253,807,110	-£276,611,404	-£280,316,899	-£280,731,143	-£281,782,507	-£288,103,517	-£291,698,628
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£259,314,809	-£280,881,523	-£285,016,920	-£285,436,148	-£286,484,219	-£292,915,366	-£296,503,789
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£264,904,546	-£285,427,893	-£289,841,261	-£290,270,582	-£291,343,887	-£297,783,710	-£301,374,594
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£270,536,062	-£290,333,370	-£294,782,056	-£295,210,214	-£296,280,604	-£302,746,943	-£306,361,868
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£276,214,917	-£295,333,275	-£299,789,513	-£300,222,247	-£301,304,083	-£307,795,096	-£311,433,628
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£282,005,065	-£300,419,384	-£304,905,489	-£305,337,289	-£306,416,789	-£312,971,087	-£316,619,374
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£287,940,309	-£305,591,890	-£310,131,470	-£310,568,441	-£311,660,866	-£318,215,420	-£321,856,839
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£294,059,865	-£310,906,745	-£315,438,963	-£315,875,231	-£316,965,901	-£323,509,922	-£327,145,490

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£126,606,104	-£150,543,035	-£154,857,262	-£155,274,621	-£156,318,020	-£162,578,414	-£166,081,535
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£132,018,735	-£155,076,423	-£159,397,488	-£159,813,249	-£160,852,651	-£167,129,941	-£170,647,477
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£137,475,985	-£159,680,279	-£163,985,735	-£164,400,018	-£165,451,382	-£171,772,392	-£175,367,503
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£142,983,684	-£164,350,398	-£168,685,795	-£169,105,023	-£170,153,094	-£176,584,241	-£180,172,664
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£148,573,421	-£169,096,768	-£173,510,136	-£173,939,457	-£175,012,762	-£181,452,585	-£185,043,469
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£154,206,937	-£174,002,245	-£178,450,933	-£178,879,089	-£179,949,479	-£186,415,818	-£190,030,743
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£159,885,792	-£179,002,150	-£183,458,388	-£183,891,122	-£184,972,958	-£191,463,971	-£195,102,503
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£165,675,940	-£184,088,259	-£188,574,344	-£189,006,144	-£190,085,644	-£196,639,962	-£200,288,249
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£171,609,234	-£189,260,765	-£193,800,345	-£194,237,316	-£195,329,741	-£201,884,295	-£205,525,714
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£177,728,740	-£194,575,620	-£199,107,838	-£199,544,106	-£200,634,776	-£207,178,797	-£210,814,365

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£89,253,954	-£102,940,791	-£106,855,819	-£107,272,977	-£108,316,376	-£114,576,770	-£118,079,891
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£83,816,485	-£106,874,173	-£111,195,238	-£111,610,999	-£112,650,401	-£118,927,691	-£122,445,227
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£89,273,735	-£111,478,029	-£115,783,485	-£116,197,768	-£117,249,132	-£123,570,142	-£127,165,253
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£94,781,434	-£116,726,148	-£120,483,545	-£120,902,773	-£121,950,844	-£128,381,991	-£131,970,414
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£100,371,171	-£120,894,518	-£125,307,886	-£125,737,207	-£126,810,512	-£133,250,335	-£136,841,219
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£106,004,687	-£125,799,995	-£130,248,683	-£130,676,839	-£131,747,229	-£138,213,568	-£141,828,493
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£111,681,542	-£130,799,900	-£135,256,138	-£135,688,872	-£136,770,708	-£143,261,721	-£146,900,253
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£117,471,690	-£135,886,009	-£140,372,094	-£140,803,894	-£141,883,394	-£148,437,712	-£152,085,999
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£123,406,984	-£141,058,515	-£145,598,095	-£146,035,066	-£147,127,491	-£153,682,045	-£157,323,464
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£129,526,490	-£146,373,370	-£150,905,588	-£151,341,856	-£152,432,526	-£158,976,547	-£162,612,115

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£21,424,229	-£45,361,160	-£49,675,387	-£50,092,746	-£51,136,145	-£57,396,539	-£60,899,660
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£26,836,860	-£49,894,548	-£54,215,613	-£54,631,374	-£55,670,776	-£61,948,066	-£65,465,602
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£32,294,110	-£54,498,404	-£58,803,860	-£59,218,143	-£60,269,507	-£66,590,517	-£70,185,628
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£37,801,809	-£59,748,523	-£63,505,920	-£63,923,148	-£64,971,219	-£71,402,366	-£74,990,789
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£43,391,546	-£63,914,893	-£68,328,261	-£68,757,582	-£69,830,887	-£76,270,710	-£79,861,594
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£49,025,062	-£68,820,370	-£73,269,058	-£73,697,214	-£74,767,604	-£81,233,943	-£84,848,868
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£54,701,917	-£73,820,275	-£78,276,513	-£78,709,247	-£79,791,083	-£86,282,096	-£89,920,628
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£60,492,065	-£78,906,384	-£83,392,469	-£83,824,269	-£84,903,769	-£91,458,087	-£95,106,374
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£66,427,359	-£84,078,890	-£88,618,470	-£89,055,441	-£90,147,866	-£96,702,420	-£100,343,839
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£72,546,865	-£89,393,745	-£93,925,963	-£94,362,231	-£95,452,901	-£101,996,922	-£105,632,490

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units	Value Area	Zone B - £950 psf

No Units	526
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£48,440,686	£24,432,193	£20,143,327	£19,791,379	£18,760,000	£12,511,771	£9,037,987
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£42,496,197	£19,390,871	£15,119,321	£14,708,352	£13,680,931	£7,471,086	£4,006,414
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£36,507,095	£14,303,363	£10,040,180	£9,625,896	£8,590,187	£2,375,932	-£1,092,856
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£30,473,809	£9,161,285	£4,870,152	£4,457,225	£3,424,905	-£2,811,260	-£6,304,827
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£24,396,773	£3,931,125	-£352,252	-£770,224	-£1,815,158	-£8,116,787	-£11,694,468
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£18,255,688	-£1,364,902	-£5,696,291	-£6,113,129	-£7,171,559	-£13,593,899	-£17,161,867
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£12,041,974	-£6,782,108	-£11,219,804	-£11,646,916	-£12,714,698	-£19,127,524	-£22,733,641
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£5,785,360	-£12,386,232	-£16,814,222	-£17,240,413	-£18,315,389	-£24,792,389	-£28,395,446
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£562,420	-£18,056,450	-£22,533,995	-£22,964,981	-£24,042,450	-£30,567,112	-£34,208,532
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£7,093,502	-£23,840,879	-£28,366,275	-£28,802,543	-£29,893,213	-£36,437,234	-£40,072,801

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£252,760,105	-£265,308,682	-£265,526,046	-£261,009,429	-£262,040,859	-£238,230,104	-£221,092,586
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£238,244,678	-£261,350,004	-£265,621,554	-£266,032,523	-£267,059,944	-£273,269,789	-£276,734,461
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£244,233,780	-£266,437,512	-£270,700,695	-£271,114,978	-£272,150,688	-£278,364,843	-£281,833,731
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£250,267,066	-£271,579,590	-£275,870,723	-£276,283,650	-£277,315,970	-£283,552,135	-£287,045,702
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£256,344,102	-£276,809,750	-£281,093,127	-£281,511,099	-£282,556,033	-£288,857,662	-£292,436,943
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£262,485,187	-£282,165,777	-£286,457,166	-£286,864,004	-£287,912,434	-£294,334,774	-£297,902,742
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£268,698,901	-£287,622,983	-£291,960,679	-£292,387,791	-£293,455,573	-£299,868,399	-£303,474,516
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£274,955,515	-£293,127,107	-£297,555,097	-£297,981,288	-£299,056,264	-£305,533,264	-£309,136,321
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£281,303,255	-£298,797,325	-£303,274,870	-£303,705,856	-£304,783,325	-£311,307,987	-£314,949,407
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£287,834,377	-£304,561,754	-£309,107,150	-£309,543,418	-£310,634,088	-£317,178,109	-£320,813,676

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£115,969,070	-£139,977,557	-£144,265,823	-£144,678,371	-£145,709,744	-£151,897,979	-£155,371,783
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£121,913,563	-£145,018,879	-£149,290,429	-£149,701,398	-£150,728,819	-£156,938,664	-£160,403,336
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£127,902,665	-£150,106,387	-£154,369,570	-£154,783,854	-£155,819,563	-£162,033,718	-£165,502,606
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£133,935,941	-£155,248,465	-£159,539,598	-£159,952,525	-£160,984,845	-£167,221,010	-£170,714,577
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£140,012,977	-£160,478,625	-£164,762,002	-£165,179,974	-£166,224,908	-£172,526,537	-£176,104,818
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£146,154,062	-£165,774,652	-£170,106,041	-£170,522,879	-£171,581,309	-£178,003,649	-£181,571,617
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£152,367,776	-£171,191,858	-£175,629,554	-£176,056,666	-£177,124,448	-£183,537,274	-£187,143,391
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£158,624,390	-£176,795,982	-£181,223,972	-£181,650,163	-£182,725,139	-£189,202,139	-£192,805,196
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£164,972,130	-£182,466,200	-£186,943,745	-£187,374,731	-£188,452,200	-£194,976,862	-£198,618,282
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£171,503,252	-£188,230,629	-£192,776,025	-£193,212,293	-£194,302,963	-£200,846,984	-£204,482,551

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£67,764,887	-£91,774,374	-£96,062,640	-£96,475,187	-£97,506,561	-£103,695,796	-£107,169,600
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£73,711,303	-£96,816,629	-£101,088,179	-£101,499,148	-£102,526,569	-£108,736,414	-£112,201,086
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£79,700,405	-£101,904,137	-£106,167,320	-£106,581,604	-£107,617,313	-£113,831,468	-£117,300,356
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£85,733,691	-£107,046,215	-£111,337,348	-£111,750,275	-£112,782,595	-£119,018,760	-£122,512,327
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£91,810,727	-£112,276,375	-£116,559,752	-£116,977,724	-£118,022,658	-£124,324,287	-£127,901,568
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£97,951,812	-£117,572,402	-£121,903,791	-£122,320,629	-£123,379,059	-£129,801,399	-£133,369,367
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£104,165,526	-£122,989,608	-£127,427,304	-£127,854,416	-£128,922,198	-£135,335,024	-£138,941,141
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£110,422,140	-£128,593,732	-£133,021,722	-£133,447,913	-£134,522,889	-£140,999,889	-£144,602,946
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£116,769,920	-£134,263,950	-£138,741,495	-£139,172,481	-£140,249,950	-£146,774,612	-£150,416,032
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£123,301,002	-£140,048,379	-£144,573,775	-£145,010,043	-£146,100,713	-£152,644,734	-£156,280,301

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£10,767,195	-£34,765,682	-£39,083,948	-£39,496,496	-£40,527,869	-£46,716,104	-£50,189,908
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£16,731,678	-£39,837,004	-£44,108,554	-£44,519,523	-£45,546,944	-£51,756,789	-£55,221,461
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£22,720,780	-£44,924,512	-£49,187,695	-£49,601,979	-£50,637,688	-£56,851,843	-£60,320,731
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£28,754,066	-£50,066,590	-£54,357,723	-£54,770,650	-£55,802,970	-£62,039,135	-£65,532,702
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£34,831,102	-£55,296,750	-£59,580,127	-£59,998,099	-£61,043,033	-£67,344,662	-£70,922,943
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£40,972,187	-£60,592,777	-£64,924,166	-£65,341,004	-£66,399,434	-£72,821,774	-£76,389,742
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£47,185,901	-£66,009,983	-£70,447,679	-£70,874,791	-£71,942,573	-£78,355,399	-£81,961,516
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£53,442,515	-£71,614,107	-£76,042,097	-£76,468,288	-£77,543,264	-£84,020,264	-£87,623,321
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£59,790,295	-£77,284,325	-£81,761,870	-£82,192,856	-£83,270,325	-£89,794,987	-£93,436,407
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£66,321,377	-£83,068,754	-£87,594,150	-£88,030,418	-£89,121,088	-£95,665,109	-£99,300,676

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units	Value Area	Zone B - £1,000 psf

No Units	526
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£29,031,199	£34,997,870	£30,709,406	£30,298,526	£29,265,483	£23,077,248	£19,636,341
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£52,591,315	£29,428,075	£25,156,524	£24,745,556	£23,718,135	£17,553,612	£14,128,878
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£46,080,425	£23,812,293	£19,556,173	£19,146,664	£18,122,894	£11,980,272	£8,539,732
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£39,515,287	£18,150,773	£13,908,812	£13,500,644	£12,480,226	£6,312,924	£2,871,860
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£32,906,400	£12,443,966	£8,200,743	£7,789,052	£8,759,824	£584,454	-£2,889,736
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£26,254,199	£6,689,082	£2,402,788	£1,992,215	£965,781	-£5,272,055	-£8,793,697
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£19,557,991	£814,438	-£3,493,821	-£3,909,644	-£4,949,200	-£11,311,100	-£14,870,373
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£12,764,519	-£5,162,232	-£9,561,808	-£9,987,999	-£11,053,475	-£17,446,336	-£21,030,218
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£5,928,586	-£11,341,683	-£15,761,245	-£16,186,633	-£17,250,104	-£23,712,946	-£27,304,507
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£1,006,197	-£17,612,759	-£22,083,042	-£22,513,337	-£23,589,074	-£30,105,421	-£33,740,988

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£251,769,677	-£245,743,255	-£250,031,741	-£250,444,016	-£251,475,155	-£257,663,622	-£261,101,334
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£228,149,560	-£251,312,800	-£255,584,351	-£255,995,319	-£257,022,740	-£263,187,263	-£266,611,997
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£234,660,450	-£256,928,582	-£261,184,702	-£261,594,211	-£262,617,981	-£268,760,603	-£272,201,143
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£241,225,588	-£262,590,102	-£266,832,063	-£267,240,231	-£268,260,649	-£274,427,951	-£277,869,015
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£247,834,475	-£268,296,909	-£272,540,132	-£272,951,823	-£273,981,051	-£280,156,421	-£283,630,611
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£254,486,676	-£274,071,793	-£278,338,087	-£278,748,660	-£279,775,094	-£286,012,930	-£289,534,572
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£261,182,884	-£279,926,437	-£284,234,696	-£284,650,519	-£285,690,075	-£292,051,975	-£295,611,248
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£267,976,356	-£285,903,107	-£290,302,083	-£290,726,874	-£291,784,350	-£298,187,211	-£301,771,093
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£274,812,289	-£292,062,558	-£296,502,120	-£296,927,508	-£297,990,979	-£304,453,821	-£308,045,382
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£281,747,072	-£298,353,634	-£302,823,917	-£303,254,212	-£304,329,949	-£310,846,296	-£314,481,863

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£106,376,552	-£129,412,080	-£133,700,345	-£134,112,894	-£135,144,267	-£141,332,502	-£144,770,409
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£111,818,435	-£134,981,675	-£139,253,226	-£139,664,194	-£140,691,615	-£146,856,138	-£150,280,872
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£118,329,325	-£140,597,457	-£144,853,577	-£145,263,086	-£146,286,856	-£152,429,478	-£155,870,018
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£124,894,463	-£146,258,977	-£150,500,938	-£150,909,106	-£151,929,524	-£158,096,826	-£161,537,890
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£131,503,350	-£151,965,784	-£156,209,007	-£156,620,698	-£157,649,926	-£163,825,296	-£167,299,486
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£138,155,551	-£157,740,668	-£162,006,962	-£162,417,535	-£163,443,969	-£169,681,805	-£173,203,447
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£144,851,759	-£163,595,312	-£167,903,571	-£168,319,394	-£169,358,950	-£175,720,850	-£179,280,123
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£151,645,231	-£169,571,982	-£173,971,958	-£174,396,749	-£175,454,225	-£181,856,086	-£185,439,968
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£158,481,164	-£175,751,433	-£180,170,995	-£180,596,383	-£181,659,854	-£188,122,696	-£191,714,257
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£165,415,947	-£182,022,509	-£186,492,792	-£186,923,087	-£187,998,824	-£194,515,171	-£198,150,738

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£67,176,427	-£91,743,955	-£95,998,066	-£96,410,564	-£97,419,015	-£103,736,554	-£107,196,167
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£63,616,185	-£86,779,425	-£91,050,976	-£91,461,944	-£92,489,365	-£98,653,888	-£102,078,622
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£70,127,075	-£92,395,207	-£96,651,327	-£97,060,836	-£98,084,606	-£104,227,228	-£107,667,768
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£76,692,213	-£98,056,727	-£102,298,688	-£102,706,856	-£103,727,274	-£109,894,576	-£113,335,640
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£83,301,100	-£103,763,534	-£108,006,757	-£108,418,448	-£109,447,676	-£115,623,046	-£119,097,236
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£89,953,301	-£109,538,418	-£113,804,712	-£114,215,285	-£115,241,719	-£121,479,555	-£125,001,197
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£96,649,509	-£115,393,062	-£119,701,321	-£120,117,144	-£121,156,700	-£127,518,600	-£131,077,873
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£103,442,981	-£121,369,732	-£125,769,708	-£126,195,499	-£127,260,975	-£133,653,836	-£137,237,718
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£110,278,914	-£127,549,183	-£131,968,745	-£132,394,133	-£133,457,604	-£139,920,446	-£143,512,007
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£117,213,697	-£133,820,259	-£138,290,542	-£138,720,837	-£139,796,574	-£146,312,921	-£149,948,488

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£196,677	-£24,230,205	-£28,518,470	-£28,931,019	-£29,962,392	-£36,150,627	-£39,588,534
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£6,638,560	-£29,799,800	-£34,071,351	-£34,482,319	-£35,509,740	-£41,674,263	-£45,098,997
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£13,147,450	-£35,415,582	-£39,671,702	-£40,081,211	-£41,104,981	-£47,247,603	-£50,688,143
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£19,712,588	-£41,077,102	-£45,319,063	-£45,727,231	-£46,747,649	-£52,914,951	-£56,356,015
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£26,321,475	-£46,783,909	-£51,027,132	-£51,438,823	-£52,468,051	-£58,643,421	-£62,117,611
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£32,973,676	-£52,558,793	-£56,825,087	-£57,235,660	-£58,262,094	-£64,499,930	-£68,021,572
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£39,669,884	-£58,413,437	-£62,721,696	-£63,137,519	-£64,177,075	-£70,538,975	-£74,098,248
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£46,463,356	-£64,390,107	-£68,789,083	-£69,215,874	-£70,281,350	-£76,674,211	-£80,258,093
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£53,299,289	-£70,569,558	-£74,989,120	-£75,414,508	-£76,477,979	-£82,940,821	-£86,532,382
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£60,234,072	-£76,840,634	-£81,310,917	-£81,741,212	-£82,816,949	-£89,333,296	-£92,968,863

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units		Value Area	Zone B - £1,050 psf
No Units	526	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£69,685,736	£45,471,177	£41,258,774	£40,820,671	£39,800,415	£33,842,726	£30,204,818
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£62,620,978	£39,417,776	£35,191,909	£34,782,760	£33,755,339	£27,590,816	£24,166,082
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£55,609,038	£33,318,678	£29,065,102	£28,655,594	£27,631,824	£21,489,202	£18,076,634
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£48,553,349	£27,131,429	£22,889,468	£22,481,309	£21,460,882	£15,338,369	£11,936,972
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£41,416,027	£20,896,348	£16,667,289	£16,260,343	£15,242,980	£9,132,156	£5,701,395
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£34,231,974	£14,616,430	£10,399,027	£9,993,186	£8,978,585	£2,820,649	-£809,964
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£27,005,042	£8,292,126	£4,037,925	£3,628,352	£2,604,420	-£3,593,176	-£7,060,081
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£19,735,666	£1,860,359	-£2,422,493	-£2,837,416	-£3,874,728	-£10,193,922	-£13,745,513
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£12,370,886	-£4,687,392	-£9,066,709	-£9,482,097	-£10,555,568	-£16,936,395	-£20,510,194
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£4,956,076	-£11,458,281	-£15,870,675	-£16,295,380	-£17,360,954	-£23,815,374	-£27,409,175

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£251,782,128	-£251,508,688	-£249,512,151	-£249,140,224	-£248,340,425	-£247,088,149	-£256,036,057
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£218,119,897	-£241,323,099	-£245,548,966	-£245,958,115	-£246,985,536	-£253,150,059	-£256,574,793
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£228,131,837	-£247,422,197	-£251,676,773	-£252,086,281	-£253,109,051	-£259,251,673	-£262,664,241
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£232,187,526	-£253,609,446	-£257,851,407	-£258,259,575	-£259,279,993	-£265,402,506	-£268,803,903
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£239,324,848	-£259,844,527	-£264,073,586	-£264,480,532	-£265,497,895	-£271,608,719	-£275,099,480
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£246,508,901	-£266,124,445	-£270,341,848	-£270,747,689	-£271,762,290	-£277,869,226	-£281,350,839
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£253,735,833	-£272,448,749	-£276,702,950	-£277,112,523	-£278,136,455	-£284,334,051	-£287,800,956
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£261,005,209	-£278,880,516	-£283,163,368	-£283,579,291	-£284,615,603	-£290,934,797	-£294,486,388
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£268,369,989	-£285,428,267	-£289,807,564	-£290,232,972	-£291,296,443	-£297,677,270	-£301,251,069
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£275,764,709	-£292,199,156	-£296,611,550	-£297,036,255	-£298,101,829	-£304,556,249	-£308,150,050

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£94,821,014	-£118,936,573	-£123,180,976	-£123,589,079	-£124,609,337	-£130,767,024	-£134,204,932
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£101,788,772	-£124,981,974	-£129,217,841	-£129,626,990	-£130,654,411	-£136,818,934	-£140,243,668
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£108,800,712	-£131,091,072	-£135,344,648	-£135,754,156	-£136,777,926	-£142,920,548	-£146,333,116
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£115,856,401	-£137,278,321	-£141,520,282	-£141,928,450	-£142,948,868	-£149,071,381	-£152,472,778
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£122,993,723	-£143,513,402	-£147,742,461	-£148,149,407	-£149,166,770	-£155,277,594	-£158,768,355
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£130,177,776	-£149,793,320	-£154,010,723	-£154,416,564	-£155,431,165	-£161,589,101	-£165,019,714
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£137,404,708	-£156,117,624	-£160,371,825	-£160,781,398	-£161,805,330	-£168,002,926	-£171,469,831
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£144,674,084	-£162,549,391	-£166,832,243	-£167,247,166	-£168,284,478	-£174,603,672	-£178,155,263
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£152,038,864	-£169,097,142	-£173,476,439	-£173,901,847	-£174,965,318	-£181,346,145	-£184,919,944
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£159,453,674	-£175,888,031	-£180,300,425	-£180,725,130	-£181,790,704	-£188,245,124	-£191,838,925

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£46,078,163	-£70,193,722	-£74,438,125	-£74,846,228	-£75,866,486	-£82,024,173	-£85,462,081
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£53,586,622	-£76,779,824	-£81,015,691	-£81,424,840	-£82,452,161	-£88,616,684	-£92,041,418
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£60,598,462	-£82,888,822	-£87,142,398	-£87,551,906	-£88,575,676	-£94,718,298	-£98,130,866
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£67,654,151	-£89,076,071	-£93,318,032	-£93,726,200	-£94,746,618	-£100,869,131	-£104,270,528
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£74,791,473	-£95,311,152	-£99,540,211	-£99,947,157	-£100,964,520	-£107,075,344	-£110,566,105
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£81,975,526	-£101,591,070	-£105,808,473	-£106,214,314	-£107,228,915	-£113,386,851	-£116,817,464
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£89,202,458	-£107,915,374	-£112,169,575	-£112,579,148	-£113,603,080	-£119,800,676	-£123,267,581
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£96,471,834	-£114,347,141	-£118,629,993	-£119,044,916	-£120,082,228	-£126,401,422	-£129,953,013
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£103,836,614	-£120,894,892	-£125,274,209	-£125,699,597	-£126,763,068	-£133,143,895	-£136,717,694
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£111,251,424	-£127,685,781	-£132,078,175	-£132,502,880	-£133,568,454	-£140,022,874	-£143,616,675

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£10,360,861	-£13,756,696	-£17,999,101	-£18,407,204	-£19,427,462	-£25,585,149	-£29,023,057
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£3,393,103	-£19,810,099	-£24,035,966	-£24,445,115	-£25,472,536	-£31,637,059	-£35,061,793
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£3,618,930	-£25,909,197	-£30,162,773	-£30,572,281	-£31,596,051	-£37,738,673	-£41,151,241
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£10,674,526	-£32,096,446	-£36,338,407	-£36,746,575	-£37,766,993	-£43,889,506	-£47,290,903
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£17,811,848	-£38,331,527	-£42,560,586	-£42,967,532	-£43,984,895	-£50,095,719	-£53,586,480
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£24,995,901	-£44,611,445	-£48,828,848	-£49,234,689	-£50,249,290	-£56,407,226	-£59,837,839
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£32,222,833	-£50,935,749	-£55,189,950	-£55,599,523	-£56,623,455	-£62,821,051	-£66,287,956
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£39,492,209	-£57,367,516	-£61,650,368	-£62,065,291	-£63,102,603	-£69,421,797	-£72,973,388
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£46,856,989	-£63,915,267	-£68,294,564	-£68,719,972	-£69,783,443	-£76,164,270	-£79,738,069
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£54,271,799	-£70,686,156	-£75,098,550	-£75,523,255	-£76,588,829	-£83,043,249	-£86,637,050

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units

Value Area	Zone B - £1,100 psf

No Units	526
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£80,146,274	£55,928,123	£51,695,719	£51,297,516	£50,267,358	£44,145,813	£40,744,954
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£72,650,639	£49,361,374	£45,135,507	£44,728,968	£43,712,620	£37,614,534	£34,203,284
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£65,110,822	£42,738,928	£38,528,327	£38,123,234	£37,110,497	£30,998,132	£27,585,564
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£57,527,256	£36,071,230	£31,870,124	£31,461,956	£30,441,538	£24,319,025	£20,917,628
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£49,900,371	£29,348,730	£25,119,670	£24,712,726	£23,695,362	£17,591,182	£14,199,972
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£42,209,749	£22,540,538	£18,323,135	£17,917,295	£16,902,693	£10,815,090	£7,412,673
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£34,450,965	£15,687,961	£11,480,979	£11,076,128	£10,064,000	£3,940,064	£526,956
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£26,649,738	£8,791,447	£4,558,923	£4,150,234	£3,128,512	-£3,047,620	-£6,505,324
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£18,806,501	£1,793,831	-£2,481,828	-£2,895,971	-£3,931,330	-£10,241,859	-£13,786,763
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£10,861,517	-£5,341,515	-£9,734,017	-£10,158,722	-£11,220,483	-£17,591,055	-£21,173,042

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£250,594,107	-£224,825,752	-£220,583,125	-£220,183,295	-£221,473,517	-£225,585,092	-£228,987,947
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£208,090,236	-£231,379,501	-£235,605,368	-£236,011,907	-£237,028,255	-£243,126,341	-£246,537,591
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£215,630,065	-£238,001,947	-£242,212,548	-£242,617,641	-£243,630,378	-£249,742,743	-£253,155,311
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£223,213,619	-£244,669,645	-£248,870,751	-£249,278,919	-£250,299,337	-£256,421,850	-£259,823,247
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£230,840,504	-£251,392,145	-£255,621,205	-£256,028,149	-£257,045,513	-£263,149,693	-£266,540,903
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£238,531,126	-£258,200,537	-£262,417,740	-£262,823,580	-£263,838,182	-£269,925,785	-£273,308,302
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£246,289,910	-£265,052,914	-£269,259,896	-£269,664,747	-£270,676,875	-£276,800,811	-£280,213,919
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£254,091,137	-£271,949,428	-£276,181,952	-£276,590,641	-£277,612,363	-£283,788,495	-£287,246,199
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£261,934,374	-£278,947,044	-£283,222,703	-£283,636,846	-£284,672,206	-£290,962,734	-£294,527,638
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£269,879,358	-£286,082,390	-£290,474,862	-£290,899,597	-£291,961,358	-£298,331,930	-£301,913,917

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£94,263,476	-£108,471,627	-£112,714,031	-£113,122,134	-£114,142,392	-£120,263,937	-£123,664,796
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£91,759,111	-£105,048,376	-£109,274,243	-£109,680,782	-£110,697,130	-£116,795,216	-£120,206,466
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£99,298,928	-£121,670,822	-£125,881,423	-£126,286,516	-£127,299,253	-£133,411,618	-£136,824,186
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£106,882,494	-£128,338,520	-£132,539,626	-£132,947,794	-£133,968,212	-£140,090,725	-£143,492,122
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£114,509,379	-£136,061,020	-£139,290,080	-£139,697,024	-£140,714,388	-£146,818,568	-£150,209,778
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£122,200,001	-£141,869,412	-£146,086,615	-£146,492,455	-£147,507,057	-£153,594,660	-£156,997,077
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£129,958,785	-£148,721,789	-£152,928,771	-£153,333,622	-£154,345,750	-£160,469,686	-£163,882,794
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£137,760,012	-£155,618,303	-£159,850,827	-£160,259,516	-£161,281,238	-£167,457,370	-£170,915,074
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£145,603,249	-£162,615,919	-£166,891,578	-£167,305,721	-£168,341,080	-£174,631,609	-£178,196,513
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£153,548,233	-£169,751,265	-£174,143,737	-£174,568,472	-£175,630,233	-£182,000,805	-£185,582,792

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£60,267,220	-£84,201,317	-£84,511,120	-£84,910,268	-£85,930,152	-£92,110,807	-£95,482,240
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£43,556,861	-£66,846,126	-£71,071,993	-£71,478,532	-£72,494,880	-£78,592,966	-£82,004,216
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£51,096,678	-£73,468,572	-£77,679,173	-£78,084,266	-£79,097,003	-£85,209,368	-£88,621,936
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£58,680,244	-£80,136,270	-£84,337,376	-£84,745,544	-£85,765,962	-£91,888,475	-£95,289,872
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£66,307,129	-£86,858,770	-£91,087,830	-£91,494,774	-£92,512,138	-£98,616,318	-£102,007,528
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£73,997,751	-£93,666,962	-£97,884,165	-£98,290,005	-£99,304,607	-£105,392,210	-£108,794,627
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£81,756,535	-£100,519,539	-£104,726,521	-£105,131,372	-£106,143,500	-£112,267,436	-£115,680,544
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£89,557,762	-£107,416,053	-£111,648,577	-£112,057,266	-£113,078,988	-£119,255,120	-£122,712,824
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£97,400,999	-£114,413,669	-£118,689,328	-£119,103,471	-£120,138,830	-£126,429,359	-£129,994,263
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£105,345,983	-£121,549,015	-£125,941,517	-£126,366,222	-£127,427,983	-£133,798,555	-£137,380,542

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£20,918,399	-£3,289,752	-£7,532,156	-£7,940,259	-£8,960,517	-£15,082,062	-£18,482,921
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£13,422,764	-£9,886,501	-£14,092,368	-£14,498,907	-£15,515,255	-£21,613,341	-£25,024,591
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£5,882,947	-£16,488,947	-£20,699,548	-£21,104,641	-£22,117,378	-£28,229,743	-£31,642,311
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£1,700,619	-£23,156,645	-£27,357,751	-£27,765,919	-£28,786,337	-£34,908,850	-£38,310,247
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£9,327,504	-£29,879,145	-£34,108,205	-£34,515,149	-£35,532,513	-£41,636,693	-£45,027,903
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£17,018,126	-£36,687,537	-£40,904,740	-£41,310,580	-£42,325,182	-£48,412,785	-£51,815,202
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£24,776,910	-£43,539,914	-£47,746,896	-£48,151,747	-£49,163,875	-£55,287,811	-£58,700,919
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£32,578,137	-£50,436,428	-£54,668,952	-£55,077,641	-£56,099,363	-£62,275,495	-£65,733,199
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£40,421,374	-£57,434,044	-£61,709,703	-£62,123,846	-£63,159,205	-£69,469,734	-£73,014,638
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£48,366,358	-£64,569,390	-£68,961,892	-£69,386,597	-£70,448,358	-£76,818,930	-£80,400,917

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units	Value Area	Zone B - £1,150 psf

No Units	526
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£90,703,810	£86,426,069	£82,182,665	£81,754,563	£60,734,305	£54,612,788	£51,211,900
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£82,680,300	£59,304,973	£55,079,106	£54,672,566	£53,656,219	£47,558,132	£44,170,308
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£74,612,607	£52,159,180	£47,948,579	£47,543,484	£46,530,748	£40,454,330	£37,078,544
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£66,501,164	£44,968,134	£40,771,543	£40,367,776	£39,358,354	£33,296,681	£29,898,264
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£58,346,402	£37,732,284	£33,548,457	£33,145,898	£32,139,501	£26,043,565	£22,652,353
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£50,148,752	£30,452,073	£26,247,243	£25,841,403	£24,826,801	£18,739,198	£15,357,196
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£41,896,888	£23,083,795	£18,876,813	£18,471,961	£17,459,834	£11,387,066	£8,006,195
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£33,563,809	£15,659,007	£11,461,226	£11,057,249	£10,047,307	£3,943,190	£537,452
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£25,188,720	£8,190,734	£3,968,247	£3,558,328	£2,538,530	-£3,634,887	-£7,060,361
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£16,766,959	£815,307	-£3,671,354	-£4,084,831	-£5,118,525	-£11,454,397	-£14,993,604

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£183,837,362	-£213,335,845	-£218,578,216	-£218,988,313	-£220,008,930	-£226,128,116	-£229,529,645
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£198,060,575	-£221,435,902	-£225,661,769	-£226,068,309	-£227,084,656	-£233,182,743	-£236,570,567
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£206,126,268	-£228,561,665	-£232,762,266	-£233,167,361	-£234,210,127	-£240,286,545	-£243,662,331
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£214,239,711	-£235,772,741	-£239,969,332	-£240,373,099	-£241,382,521	-£247,441,194	-£250,842,591
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£222,394,473	-£243,008,591	-£247,192,418	-£247,594,977	-£248,601,374	-£254,697,310	-£258,088,522
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£230,592,123	-£250,288,802	-£254,460,632	-£254,899,472	-£255,914,074	-£262,001,677	-£265,383,679
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£238,843,987	-£257,657,080	-£261,864,062	-£262,268,914	-£263,281,041	-£269,353,809	-£272,734,680
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£247,177,066	-£265,081,898	-£269,279,649	-£269,683,626	-£270,693,558	-£276,797,685	-£280,203,423
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£255,552,155	-£272,550,141	-£276,774,628	-£277,182,547	-£278,202,345	-£284,376,762	-£287,834,236
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£263,973,916	-£280,125,568	-£284,412,229	-£284,825,708	-£285,859,400	-£292,165,272	-£295,734,479

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£73,705,938	-£98,004,681	-£102,247,985	-£102,655,188	-£103,675,445	-£109,786,991	-£113,197,850
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£91,729,450	-£105,104,777	-£109,330,644	-£109,737,184	-£110,753,531	-£116,851,618	-£120,239,442
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£99,797,143	-£112,250,870	-£116,461,171	-£116,866,266	-£117,879,002	-£123,955,420	-£127,331,206
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£97,908,586	-£119,441,616	-£123,638,207	-£124,041,974	-£125,051,396	-£131,110,069	-£134,511,466
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£106,063,348	-£128,677,466	-£132,861,293	-£133,263,852	-£134,270,249	-£138,366,185	-£141,757,397
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£114,260,998	-£133,957,677	-£138,162,507	-£138,568,347	-£139,582,949	-£145,670,552	-£149,052,554
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£122,512,862	-£141,325,955	-£145,532,937	-£145,937,789	-£146,949,916	-£153,022,684	-£156,403,555
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£130,845,941	-£148,750,743	-£152,948,524	-£153,352,501	-£154,362,433	-£160,466,560	-£163,872,298
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£139,221,030	-£156,219,016	-£160,443,503	-£160,851,422	-£161,871,220	-£168,044,637	-£171,503,111
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£147,642,791	-£163,794,443	-£168,081,104	-£168,494,581	-£169,528,275	-£175,834,147	-£179,403,354

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£42,357,697	-£62,657,440	-£64,894,745	-£65,302,948	-£66,323,205	-£68,744,751	-£68,965,610
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£33,527,200	-£56,902,527	-£61,126,394	-£61,534,934	-£62,551,281	-£66,649,368	-£72,037,192
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£41,594,893	-£54,048,620	-£58,258,921	-£58,664,016	-£59,676,752	-£73,753,170	-£79,128,956
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£49,706,336	-£71,239,366	-£75,435,957	-£75,839,724	-£76,849,146	-£82,907,819	-£86,309,216
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£57,861,098	-£78,475,216	-£82,659,043	-£83,061,602	-£84,067,999	-£90,163,935	-£93,555,147
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£66,058,748	-£85,755,427	-£89,960,257	-£90,366,097	-£91,380,699	-£97,468,302	-£100,850,304
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£74,310,612	-£93,123,705	-£97,330,687	-£97,735,539	-£98,747,666	-£104,820,434	-£108,201,305
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£82,643,691	-£100,548,493	-£104,746,274	-£105,150,251	-£106,160,183	-£112,264,310	-£115,670,048
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£91,018,780	-£108,016,766	-£112,241,253	-£112,649,172	-£113,668,970	-£119,842,387	-£123,300,861
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£99,440,541	-£115,592,193	-£119,878,854	-£120,292,331	-£121,326,025	-£127,661,897	-£131,201,104

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£31,475,937	£7,177,194	£2,934,790	£2,526,687	£1,506,430	-£4,615,116	-£8,015,975
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£23,452,425	£77,098	-£4,147,774	-£4,554,314	-£5,570,667	-£11,669,743	-£15,057,567
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£15,384,732	-£7,068,695	-£11,279,296	-£11,684,391	-£12,697,127	-£18,773,545	-£22,148,331
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£7,273,289	-£14,259,741	-£18,456,332	-£18,860,099	-£19,869,521	-£25,928,194	-£29,329,591
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£881,473	-£21,496,591	-£25,679,418	-£26,081,977	-£27,088,374	-£33,184,310	-£36,575,522
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£9,079,123	-£28,775,802	-£32,980,632	-£33,386,472	-£34,401,074	-£40,488,677	-£43,870,679
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£17,330,987	-£36,144,080	-£40,351,062	-£40,755,914	-£41,768,041	-£47,840,809	-£51,221,680
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£25,664,066	-£43,568,868	-£47,766,649	-£48,170,626	-£49,180,558	-£55,284,685	-£58,690,423
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£34,039,155	-£51,037,141	-£55,261,628	-£55,669,547	-£56,689,345	-£62,862,762	-£66,321,236
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£42,460,916	-£58,612,568	-£62,899,229	-£63,312,706	-£64,346,400	-£70,682,272	-£74,251,479

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units	Value Area	Zone B - £1,200 psf

No Units	526
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£101,252,288	£76,330,248	£72,629,611	£72,221,508	£71,201,250	£68,079,704	£61,678,646
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£92,709,961	£89,245,775	£85,022,704	£84,616,165	£83,599,817	£57,501,731	£54,113,905
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£84,114,391	£61,579,430	£57,368,830	£56,963,736	£55,950,999	£49,874,582	£46,498,794
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£75,475,071	£53,865,039	£49,668,447	£49,264,679	£48,255,259	£42,198,736	£38,834,002
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£66,792,432	£46,105,841	£41,922,013	£41,519,455	£40,513,058	£34,474,673	£31,104,736
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£58,066,906	£38,302,282	£34,129,987	£33,728,522	£32,724,857	£26,663,307	£23,281,304
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£49,298,921	£30,454,809	£26,272,648	£25,867,796	£24,855,668	£18,752,901	£15,409,141
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£40,477,881	£22,526,568	£18,328,787	£17,924,809	£16,914,867	£10,855,215	£7,482,459
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£31,570,941	£14,530,020	£10,340,232	£9,937,016	£8,928,975	£2,830,519	-£577,488
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£22,622,427	£6,490,438	£2,260,367	£1,853,104	£834,945	-£5,354,480	-£8,856,946

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£167,482,982	-£200,910,522	-£205,111,268	-£205,519,367	-£206,539,625	-£243,661,111	-£313,062,508
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£188,030,914	-£211,495,100	-£215,718,171	-£216,124,710	-£217,141,058	-£223,239,144	-£226,826,970
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£196,626,484	-£219,167,445	-£223,372,045	-£223,777,139	-£224,789,876	-£230,866,293	-£234,242,981
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£205,265,804	-£226,875,836	-£231,072,428	-£231,476,196	-£232,485,616	-£238,542,139	-£241,906,873
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£213,948,443	-£234,635,034	-£238,818,862	-£239,221,420	-£240,227,817	-£246,266,202	-£249,636,139
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£222,673,969	-£242,436,593	-£246,610,888	-£247,012,353	-£248,018,018	-£254,077,568	-£257,459,571
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£231,441,954	-£250,286,066	-£254,468,227	-£254,873,079	-£255,885,207	-£261,957,974	-£265,331,734
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£240,262,994	-£258,214,307	-£262,412,088	-£262,816,066	-£263,826,938	-£269,885,660	-£273,258,416
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£249,169,934	-£266,210,855	-£270,400,643	-£270,803,859	-£271,811,900	-£277,910,356	-£281,318,363
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£258,118,448	-£274,250,437	-£278,480,508	-£278,887,771	-£279,905,630	-£286,095,355	-£289,597,821

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£83,157,462	-£97,579,502	-£91,780,139	-£92,188,242	-£93,208,500	-£99,330,046	-£102,730,904
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£71,699,788	-£86,163,975	-£99,387,046	-£99,793,585	-£100,809,933	-£106,908,019	-£110,295,845
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£80,295,359	-£102,830,320	-£107,040,920	-£107,446,014	-£108,458,751	-£114,535,168	-£117,910,956
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£88,934,679	-£110,544,711	-£114,741,303	-£115,145,071	-£116,154,491	-£122,211,014	-£125,575,748
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£97,617,318	-£118,303,909	-£122,487,737	-£122,890,295	-£123,896,692	-£129,935,077	-£133,305,014
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£106,342,844	-£126,107,468	-£130,279,763	-£130,681,228	-£131,684,893	-£137,746,443	-£141,128,446
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£115,110,829	-£133,954,941	-£138,137,102	-£138,541,954	-£139,554,082	-£145,626,849	-£149,000,609
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£123,931,869	-£141,883,182	-£146,080,963	-£146,484,941	-£147,494,813	-£153,554,535	-£156,927,291
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£132,838,809	-£149,879,730	-£154,069,518	-£154,472,734	-£155,480,775	-£161,579,231	-£164,987,238
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£141,787,323	-£157,919,312	-£162,149,383	-£162,556,646	-£163,574,505	-£169,764,230	-£173,266,696

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£14,852,215	-£36,112,255	-£43,917,946	-£43,780,952	-£45,088,252	-£51,107,761	-£54,528,552
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£23,497,539	-£46,961,725	-£51,184,796	-£51,991,335	-£52,607,683	-£58,705,769	-£62,093,595
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£32,093,109	-£54,628,070	-£58,838,670	-£58,243,764	-£60,256,501	-£66,332,918	-£69,708,706
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£40,732,429	-£62,342,461	-£66,539,053	-£66,942,821	-£67,952,241	-£74,008,764	-£77,373,498
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£49,415,068	-£70,101,659	-£74,285,487	-£74,688,045	-£75,694,442	-£81,732,827	-£85,102,764
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£58,140,594	-£77,905,218	-£82,077,513	-£82,478,978	-£83,482,643	-£89,544,193	-£92,926,196
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£66,908,579	-£85,752,691	-£89,934,852	-£90,339,704	-£91,351,832	-£97,424,599	-£100,798,359
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£75,729,619	-£93,680,932	-£97,878,713	-£98,282,691	-£99,292,633	-£105,352,285	-£108,725,041
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£84,636,559	-£101,677,480	-£105,867,268	-£106,270,484	-£107,278,525	-£113,376,981	-£116,784,988
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£93,585,073	-£109,717,062	-£113,947,133	-£114,354,396	-£115,372,255	-£121,561,980	-£125,064,446

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£42,024,413	£17,602,373	£13,401,736	£12,993,633	£11,973,375	£5,851,829	£2,450,971
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£33,482,086	£10,017,900	£5,794,829	£5,388,290	£4,371,942	£1,726,144	£1,110,076
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£24,886,516	£2,351,555	-£1,858,045	-£2,264,139	-£3,276,876	-£9,353,293	-£12,729,081
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£16,247,196	-£5,362,836	-£9,559,428	-£9,963,196	-£10,972,616	-£17,029,139	-£20,393,873
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£7,564,557	-£13,122,034	-£17,305,862	-£17,708,420	-£18,714,817	-£24,753,202	-£28,123,139
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£1,160,969	-£20,925,593	-£25,097,888	-£25,499,353	-£26,503,018	-£32,564,568	-£35,946,571
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£9,928,954	-£28,773,066	-£32,955,227	-£33,360,079	-£34,372,207	-£40,444,974	-£43,818,734
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£18,749,994	-£36,701,307	-£40,899,088	-£41,303,066	-£42,313,008	-£48,372,660	-£51,745,416
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£27,656,934	-£44,697,855	-£48,887,643	-£49,290,859	-£50,298,900	-£56,397,356	-£59,805,363
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£36,605,448	-£52,737,437	-£56,967,508	-£57,374,771	-£58,392,630	-£64,582,355	-£68,084,821

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units	Value Area	Zone B - £1,250 psf

No Units	526
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£116,750,859	£97,218,969	£83,018,640	£82,614,624	£81,604,584	£76,544,339	£72,145,761
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£102,706,197	£79,115,060	£74,931,106	£74,528,638	£73,522,469	£67,445,329	£64,057,504
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£93,616,175	£70,965,905	£66,789,081	£66,383,986	£65,371,251	£59,294,833	£55,919,048
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£84,448,979	£62,761,942	£58,565,352	£58,161,583	£57,152,163	£51,095,640	£47,730,906
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£75,238,463	£54,479,397	£50,295,570	£49,893,011	£48,886,614	£42,848,230	£39,493,573
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£65,985,059	£46,152,492	£41,980,196	£41,578,731	£40,575,066	£34,553,083	£31,205,412
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£56,699,198	£37,781,671	£33,619,687	£33,219,201	£32,217,983	£26,178,796	£22,804,976
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£47,351,310	£29,367,381	£25,196,347	£24,792,370	£23,782,427	£17,722,775	£14,356,301
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£37,953,161	£20,869,307	£16,679,518	£16,276,302	£15,268,262	£9,220,018	£5,841,968
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£28,472,795	£12,301,450	£8,118,458	£7,715,890	£6,709,470	£802,537	-£2,833,917

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£180,897,277	-£193,571,004	-£197,722,253	-£198,126,251	-£199,135,451	-£204,195,696	-£208,593,984
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£178,034,678	-£201,625,815	-£205,809,769	-£206,212,237	-£207,218,406	-£213,295,546	-£216,683,371
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£187,124,700	-£209,774,970	-£213,951,794	-£214,356,889	-£215,369,624	-£221,446,042	-£224,821,829
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£196,291,896	-£217,978,933	-£222,175,523	-£222,579,292	-£223,588,712	-£229,645,235	-£233,009,969
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£205,502,412	-£226,261,478	-£230,445,305	-£230,847,864	-£231,854,261	-£237,892,645	-£241,247,302
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£214,755,816	-£234,588,383	-£238,760,679	-£239,162,144	-£240,165,869	-£246,187,792	-£249,535,463
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£224,051,677	-£242,959,204	-£247,121,188	-£247,521,674	-£248,522,892	-£254,562,139	-£257,935,890
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£233,389,565	-£251,373,494	-£255,544,528	-£255,948,005	-£256,958,448	-£263,018,100	-£266,384,574
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£242,767,714	-£259,871,568	-£264,061,357	-£264,464,373	-£265,472,613	-£271,520,857	-£274,898,907
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£252,268,080	-£268,439,425	-£272,622,417	-£273,024,985	-£274,031,405	-£280,138,338	-£283,574,792

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£52,659,092	-£77,190,781	-£81,391,110	-£81,795,126	-£82,805,166	-£88,868,411	-£92,263,959
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£61,703,553	-£86,294,680	-£90,478,644	-£90,881,112	-£91,887,281	-£97,964,421	-£100,352,246
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£70,793,575	-£93,443,845	-£97,620,669	-£98,025,764	-£99,038,499	-£105,114,917	-£108,490,704
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£79,960,771	-£101,647,808	-£105,844,398	-£106,248,167	-£107,257,587	-£113,314,110	-£116,678,844
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£89,171,287	-£109,930,353	-£114,114,180	-£114,516,739	-£115,523,136	-£121,561,520	-£124,916,177
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£98,424,691	-£118,257,258	-£122,429,554	-£122,831,019	-£123,834,684	-£129,856,667	-£133,204,338
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£107,720,552	-£126,628,079	-£130,790,063	-£131,190,549	-£132,191,767	-£138,231,014	-£141,604,765
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£117,058,440	-£135,042,369	-£139,213,403	-£139,617,380	-£140,627,823	-£146,687,475	-£150,053,449
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£126,450,589	-£143,540,443	-£147,730,232	-£148,133,248	-£149,141,488	-£155,189,732	-£158,567,782
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£135,936,955	-£152,108,300	-£156,291,292	-£156,693,860	-£157,700,280	-£163,807,213	-£167,243,667

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£7,465,842	-£29,997,531	-£33,198,860	-£33,602,876	-£34,612,916	-£40,676,161	-£44,071,709
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£13,501,303	-£37,092,440	-£41,276,394	-£41,678,862	-£42,685,031	-£48,762,171	-£52,149,996
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£22,591,325	-£45,241,595	-£49,418,419	-£49,823,514	-£50,836,249	-£56,912,667	-£60,288,454
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£31,758,521	-£53,445,558	-£57,642,148	-£58,045,917	-£59,055,337	-£65,111,860	-£68,476,594
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£40,969,037	-£61,728,103	-£65,911,930	-£66,314,489	-£67,320,886	-£73,359,270	-£76,713,927
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£50,222,441	-£70,055,008	-£74,227,304	-£74,628,769	-£75,632,434	-£81,654,417	-£85,002,088
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£59,518,302	-£78,425,829	-£82,587,813	-£82,988,299	-£83,989,517	-£90,028,764	-£93,402,524
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£68,856,190	-£86,840,119	-£91,011,153	-£91,415,130	-£92,425,573	-£98,484,725	-£101,851,199
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£78,254,339	-£95,338,193	-£99,527,982	-£99,931,198	-£100,939,238	-£106,987,482	-£110,365,532
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£87,734,705	-£103,906,050	-£108,089,042	-£108,491,610	-£109,498,030	-£115,604,963	-£119,041,417

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£52,522,783	£27,991,094	£23,790,765	£23,386,749	£22,376,709	£16,316,464	£12,917,916
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£43,476,322	£19,887,185	£15,703,231	£15,300,763	£14,294,594	£8,217,454	£4,829,629
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£34,388,300	£11,738,030	£7,561,206	£7,156,111	£6,143,376	£66,958	-£3,308,826
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£26,221,104	£3,534,067	-£662,523	-£1,066,292	-£2,075,712	-£8,132,235	-£11,496,969
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£16,010,589	-£4,748,476	-£8,932,305	-£9,334,864	-£10,341,261	-£16,379,645	-£19,734,302
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£6,757,184	-£13,075,383	-£17,247,679	-£17,649,144	-£18,652,809	-£24,674,792	-£28,022,463
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£2,538,677	-£21,446,204	-£25,608,188	-£26,008,674	-£27,009,892	-£33,049,139	-£36,422,899
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£11,876,565	-£29,860,494	-£34,031,528	-£34,435,505	-£35,445,948	-£41,505,100	-£44,871,574
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£21,274,714	-£38,358,568	-£42,548,357	-£42,951,573	-£43,959,613	-£50,007,857	-£53,385,907
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£30,755,080	-£46,926,425	-£51,109,417	-£51,511,985	-£52,518,405	-£58,625,338	-£62,061,792

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units	Value Area	Zone B - £1,300 psf

No Units	526
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£102,249,029	£97,607,681	£93,407,362	£93,003,345	£91,993,309	£89,933,081	£82,566,298
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£112,679,648	£88,984,346	£84,800,391	£84,397,924	£83,391,754	£77,354,739	£74,000,841
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£103,066,488	£80,315,754	£76,146,915	£75,745,878	£74,743,284	£68,715,084	£65,339,296
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£93,409,971	£71,602,355	£67,447,388	£67,047,664	£66,048,353	£59,992,544	£56,627,809
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£83,684,493	£62,844,591	£58,669,127	£58,266,568	£57,260,170	£51,221,787	£47,867,129
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£73,903,213	£54,002,701	£49,830,405	£49,428,940	£48,425,276	£42,403,292	£39,057,745
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£64,079,475	£45,108,533	£40,946,550	£40,546,062	£39,544,845	£33,537,539	£30,200,148
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£54,213,710	£36,170,897	£32,018,016	£31,618,394	£30,619,338	£24,590,335	£21,223,861
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£44,306,350	£27,190,236	£23,018,804	£22,615,589	£21,607,548	£15,559,305	£12,199,169
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£34,323,164	£18,112,463	£13,929,471	£13,526,903	£12,520,482	£6,479,082	£3,085,219

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£152,491,648	-£183,139,154	-£187,332,515	-£187,737,533	-£188,747,570	-£194,807,812	-£196,174,431
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£168,061,227	-£191,796,529	-£195,940,484	-£196,342,951	-£197,349,121	-£203,386,136	-£206,740,034
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£177,674,387	-£200,425,121	-£204,593,960	-£204,994,997	-£205,997,591	-£212,029,791	-£215,401,579
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£187,330,904	-£209,138,520	-£213,293,487	-£213,693,211	-£214,692,522	-£220,748,331	-£224,113,066
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£197,056,382	-£217,896,284	-£222,071,748	-£222,474,307	-£223,480,705	-£229,519,088	-£232,873,746
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£206,837,662	-£226,738,174	-£230,910,470	-£231,311,935	-£232,315,599	-£238,337,583	-£241,683,130
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£216,661,400	-£235,632,342	-£239,794,325	-£240,194,813	-£241,196,030	-£247,203,336	-£250,540,727
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£226,527,165	-£244,569,978	-£248,722,859	-£249,122,481	-£250,121,537	-£256,150,540	-£259,517,014
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£236,434,525	-£253,550,639	-£257,722,071	-£258,125,286	-£259,133,327	-£265,161,570	-£268,547,706
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£246,417,711	-£262,628,412	-£266,811,404	-£267,213,972	-£268,220,393	-£274,281,793	-£277,665,656

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£42,160,721	-£66,802,059	-£71,002,388	-£71,406,405	-£72,416,445	-£78,476,689	-£81,843,492
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£51,730,102	-£76,425,404	-£76,604,359	-£86,011,525	-£81,017,696	-£87,055,011	-£90,408,909
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£61,343,262	-£84,093,996	-£88,262,835	-£88,663,872	-£89,666,466	-£95,694,666	-£99,070,454
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£70,999,779	-£92,807,395	-£96,962,362	-£97,362,086	-£98,361,397	-£104,417,206	-£107,781,941
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£80,725,257	-£100,565,159	-£104,740,623	-£106,143,182	-£107,149,580	-£113,187,963	-£116,542,621
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£90,506,537	-£110,407,049	-£114,579,345	-£114,980,810	-£115,984,474	-£122,006,458	-£125,352,005
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£100,330,275	-£119,301,217	-£123,463,200	-£123,863,688	-£124,864,905	-£130,872,211	-£134,209,602
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£110,196,040	-£128,238,853	-£132,391,734	-£132,791,356	-£133,790,412	-£139,819,415	-£143,185,889
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£120,103,400	-£137,219,514	-£141,390,946	-£141,794,161	-£142,802,202	-£148,830,445	-£152,216,581
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£130,086,586	-£146,297,287	-£150,480,279	-£150,882,847	-£151,889,268	-£157,930,668	-£161,324,531

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£6,041,529	-£18,599,809	-£22,807,136	-£23,210,153	-£24,219,193	-£30,279,437	-£33,647,240
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£3,527,852	-£27,223,154	-£31,407,109	-£31,809,576	-£32,815,746	-£38,852,761	-£42,206,659
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£13,141,012	-£35,891,746	-£40,060,585	-£40,461,622	-£41,464,216	-£47,492,416	-£50,868,204
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£22,797,529	-£44,605,145	-£48,760,112	-£49,159,836	-£50,159,147	-£56,214,956	-£59,579,691
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£32,523,007	-£53,362,909	-£57,538,373	-£57,940,932	-£58,947,330	-£64,985,713	-£68,340,371
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£42,304,287	-£62,204,799	-£66,377,095	-£66,778,560	-£67,782,224	-£73,804,208	-£77,149,755
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£52,128,025	-£71,098,967	-£75,260,950	-£75,661,438	-£76,662,655	-£82,669,961	-£86,007,352
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£61,993,790	-£80,036,603	-£84,189,484	-£84,589,106	-£85,588,162	-£91,617,165	-£94,983,639
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£71,901,150	-£89,017,264	-£93,188,696	-£93,591,911	-£94,599,952	-£100,628,195	-£104,014,331
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£81,884,336	-£98,095,037	-£102,278,029	-£102,680,597	-£103,687,018	-£109,728,418	-£113,122,281

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£63,021,154	£38,379,816	£34,179,487	£33,775,470	£32,765,430	£26,705,186	£23,338,383
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£53,451,773	£29,756,471	£25,572,516	£25,170,049	£24,163,879	£18,126,864	£14,772,966
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£43,838,613	£21,087,879	£16,919,040	£16,518,003	£15,515,409	£9,487,209	£6,111,421
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£34,182,096	£12,374,480	£8,219,513	£7,819,789	£6,820,478	£764,669	-£2,600,066
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£24,456,618	£3,616,716	-£558,748	-£961,307	-£1,967,709	-£8,006,093	-£11,360,748
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£14,675,338	-£5,225,174	-£9,397,470	-£9,798,935	-£10,802,599	-£16,824,583	-£20,170,130
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£4,851,600	-£14,119,342	-£18,281,325	-£18,681,813	-£19,683,030	-£25,690,336	-£29,027,727
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£5,014,165	-£23,056,978	-£27,209,859	-£27,609,481	-£28,608,537	-£34,637,540	-£38,004,014
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£14,921,525	-£32,037,639	-£36,209,071	-£36,612,286	-£37,620,327	-£43,668,570	-£47,028,706
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£24,904,711	-£41,115,412	-£45,298,404	-£45,700,972	-£46,707,393	-£52,748,793	-£56,142,656

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units		Value Area	Zone C - £1,050 psf
No Units	86	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£4,700,764	-£4,245,502	-£5,964,190	-£8,091,025	-£6,408,114	-£8,310,650	-£9,387,613
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£3,253,029	-£5,401,228	-£7,113,966	-£7,240,456	-£7,556,683	-£9,454,041	-£10,508,129
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£1,777,699	-£6,567,485	-£8,274,742	-£8,400,915	-£8,716,346	-£10,608,934	-£11,660,370
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£292,505	-£7,744,175	-£9,446,415	-£9,572,295	-£9,886,998	-£11,775,216	-£12,824,227
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£1,220,803	-£8,931,199	-£10,628,877	-£10,754,494	-£11,068,535	-£12,952,782	-£13,999,587
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£2,748,394	-£10,128,455	-£11,822,029	-£11,947,408	-£12,260,852	-£14,141,523	-£15,186,340

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£96,703,967	-£105,650,233	-£107,368,921	-£107,495,755	-£107,812,845	-£109,715,381	-£110,772,344
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£98,151,702	-£106,805,958	-£108,518,697	-£108,645,187	-£108,961,414	-£110,858,772	-£111,912,860
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£99,627,032	-£107,972,215	-£109,679,473	-£109,805,646	-£110,121,076	-£112,013,664	-£113,065,101
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£101,112,226	-£109,148,905	-£110,851,145	-£110,977,026	-£111,291,729	-£113,179,947	-£114,228,958
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£102,625,533	-£110,335,929	-£112,033,608	-£112,159,225	-£112,473,266	-£114,357,513	-£115,404,317
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£104,153,125	-£111,533,188	-£113,226,760	-£113,352,139	-£113,665,583	-£115,546,254	-£116,591,071

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£54,884,888	-£63,630,963	-£65,349,651	-£65,476,486	-£65,793,576	-£67,696,111	-£68,753,075
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£56,132,432	-£64,786,689	-£66,499,427	-£66,625,918	-£66,942,145	-£68,839,503	-£69,893,590
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£57,607,763	-£65,952,946	-£67,660,203	-£67,786,377	-£68,101,807	-£69,994,395	-£71,045,832
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£59,092,956	-£67,129,636	-£68,831,876	-£68,957,757	-£69,272,460	-£71,160,678	-£72,209,688
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£60,606,264	-£68,316,660	-£70,014,339	-£70,139,956	-£70,453,997	-£72,338,244	-£73,385,048
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£62,133,855	-£69,513,917	-£71,207,491	-£71,332,869	-£71,646,314	-£73,526,984	-£74,571,802

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£39,717,501	-£48,463,577	-£50,182,265	-£50,309,100	-£50,626,190	-£52,528,725	-£53,585,689
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£38,721,586	-£47,375,843	-£49,088,581	-£49,215,072	-£49,531,298	-£51,428,657	-£52,482,744
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£40,196,917	-£48,542,100	-£50,249,357	-£50,375,530	-£50,690,961	-£52,583,549	-£53,634,986
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£41,682,110	-£49,718,790	-£51,421,030	-£51,546,911	-£51,861,614	-£53,749,832	-£54,798,842
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£43,195,418	-£50,905,814	-£52,603,493	-£52,729,109	-£53,043,151	-£54,927,398	-£55,974,202
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£44,723,009	-£52,103,070	-£53,796,644	-£53,922,023	-£54,235,468	-£56,116,138	-£57,160,955

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£16,692,552	-£25,638,848	-£27,357,536	-£27,484,371	-£27,801,460	-£29,703,996	-£30,760,959
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£18,140,317	-£26,794,574	-£28,507,312	-£28,633,802	-£28,950,029	-£30,847,387	-£31,901,475
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£19,615,647	-£27,960,831	-£29,668,088	-£29,794,261	-£30,109,692	-£32,002,280	-£33,053,716
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£21,100,841	-£29,137,521	-£30,839,761	-£30,965,641	-£31,280,345	-£33,168,563	-£34,217,573
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£22,614,149	-£30,324,545	-£32,022,224	-£32,147,840	-£32,461,881	-£34,346,129	-£35,392,933
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£24,141,740	-£31,521,801	-£33,215,375	-£33,340,754	-£33,654,198	-£35,534,869	-£36,579,686

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units		Value Area	Zone C - £1,150 psf
No Units	**86**	**Sales value inflation**	**Base**
Site Area	**1.04 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£9,154,002	£261,562	-£1,453,134	-£1,579,970	-£1,897,059	-£3,799,594	-£4,856,559
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£7,484,353	-£1,115,725	-£2,828,463	-£2,954,954	-£3,271,181	-£5,168,539	-£6,222,627
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£5,804,900	-£2,507,536	-£4,214,793	-£4,340,965	-£4,656,397	-£6,548,984	-£7,600,421
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£4,115,732	-£3,909,778	-£5,612,017	-£5,737,899	-£6,052,602	-£7,940,820	-£8,989,830
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£2,409,914	-£5,322,354	-£7,020,034	-£7,145,651	-£7,459,692	-£9,343,938	-£10,390,742
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£679,507	-£6,745,164	-£8,438,738	-£8,564,116	-£8,877,561	-£10,758,232	-£11,803,048

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£92,250,729	-£101,143,169	-£102,857,865	-£102,984,731	-£103,301,790	-£105,204,325	-£106,261,289
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£93,920,377	-£102,520,456	-£104,233,194	-£104,359,685	-£104,675,911	-£106,573,270	-£107,627,358
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£95,599,830	-£103,912,286	-£105,619,524	-£105,745,696	-£106,061,127	-£107,953,714	-£109,005,152
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£97,288,998	-£105,314,509	-£107,016,748	-£107,142,629	-£107,457,333	-£109,345,551	-£110,394,561
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£98,994,817	-£106,727,085	-£108,424,765	-£108,550,382	-£108,864,423	-£110,748,669	-£111,795,473
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£100,726,224	-£108,149,895	-£109,843,469	-£109,968,847	-£110,282,292	-£112,162,983	-£113,207,779

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£50,231,460	-£59,123,900	-£60,838,596	-£60,965,431	-£61,282,521	-£63,185,056	-£64,242,020
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£51,901,108	-£60,501,187	-£62,213,925	-£62,340,415	-£62,656,642	-£64,554,000	-£65,608,089
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£53,580,561	-£61,892,997	-£63,600,254	-£63,726,427	-£64,041,858	-£65,934,445	-£66,985,883
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£55,269,729	-£63,295,240	-£64,997,479	-£65,123,360	-£65,438,063	-£67,326,281	-£68,375,292
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£56,975,547	-£64,707,816	-£66,405,496	-£66,531,112	-£66,845,153	-£68,729,400	-£69,776,204
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£58,705,954	-£66,130,626	-£67,824,200	-£67,949,577	-£68,263,023	-£70,143,694	-£71,188,510

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£34,090,014	-£41,910,364	-£43,624,062	-£43,751,000	-£44,067,990	-£45,974,009	-£47,031,977
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£34,490,262	-£43,090,341	-£44,803,079	-£44,929,569	-£45,245,796	-£47,143,154	-£48,197,243
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£36,169,715	-£44,482,151	-£46,189,408	-£46,315,580	-£46,631,012	-£48,523,599	-£49,575,037
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£37,858,883	-£45,884,393	-£47,586,632	-£47,712,514	-£48,027,217	-£49,915,435	-£50,964,446
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£39,564,701	-£47,296,970	-£48,994,650	-£49,120,266	-£49,434,307	-£51,318,554	-£52,365,358
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£41,295,108	-£48,719,780	-£50,413,354	-£50,538,731	-£50,852,177	-£52,732,847	-£53,777,664

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£19,239,344	-£21,131,784	-£22,846,480	-£22,973,316	-£23,290,405	-£25,192,945	-£26,249,905
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£13,908,993	-£22,509,071	-£24,221,810	-£24,348,300	-£24,664,527	-£26,561,885	-£27,615,974
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£15,588,446	-£23,900,882	-£25,608,139	-£25,734,311	-£26,049,743	-£27,942,330	-£28,993,767
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£17,277,614	-£25,303,124	-£27,005,363	-£27,131,245	-£27,445,948	-£29,334,166	-£30,383,176
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£18,983,432	-£26,715,701	-£28,413,380	-£28,538,997	-£28,853,038	-£30,737,284	-£31,784,089
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£20,713,839	-£28,138,510	-£29,832,084	-£29,957,462	-£30,270,908	-£32,151,578	-£33,196,394

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units		Value Area	Zone C - £1,350 psf
No Units	86	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£18,060,476	£9,079,657	£7,412,242	£7,289,190	£6,981,560	£5,135,781	£4,102,948
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£15,945,505	£7,297,529	£5,635,885	£5,513,169	£5,206,376	£3,351,330	£2,313,084
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£13,820,727	£5,505,184	£3,846,417	£3,722,141	£3,411,450	£1,547,306	£511,671
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£11,686,236	£3,702,521	£2,025,865	£1,901,876	£1,591,903	-£272,027	-£1,321,036
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£9,542,124	£1,866,849	£194,684	£70,955	-£242,003	-£2,126,251	-£3,173,055
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£7,388,485	£21,097	-£1,672,155	-£1,797,533	-£2,110,979	-£3,991,649	-£5,036,466

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£93,344,265	-£92,325,074	-£93,992,489	-£94,115,541	-£94,423,171	-£96,288,950	-£97,301,783
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£85,459,226	-£94,107,201	-£95,768,846	-£95,891,562	-£96,198,355	-£98,053,401	-£99,091,647
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£87,564,003	-£95,899,547	-£97,558,314	-£97,682,590	-£97,993,281	-£99,857,456	-£100,893,060
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£89,718,495	-£97,702,209	-£99,378,866	-£99,502,855	-£99,812,828	-£101,676,757	-£102,725,767
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£91,862,607	-£99,537,882	-£101,210,047	-£101,333,776	-£101,646,734	-£103,530,982	-£104,577,786
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£94,016,248	-£101,383,634	-£103,076,866	-£103,202,264	-£103,515,709	-£105,396,180	-£106,441,197

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£41,324,985	-£50,305,804	-£51,973,220	-£52,096,272	-£52,403,902	-£54,249,661	-£55,282,514
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£43,439,957	-£52,087,932	-£53,749,576	-£53,872,293	-£54,179,086	-£56,034,132	-£57,072,378
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£45,564,734	-£53,880,277	-£55,539,045	-£55,663,321	-£55,974,012	-£57,838,186	-£58,873,791
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£47,699,225	-£55,682,940	-£57,359,597	-£57,483,585	-£57,793,559	-£59,657,488	-£60,706,497
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£49,843,337	-£57,518,613	-£59,190,778	-£59,314,507	-£59,627,465	-£61,511,712	-£62,558,516
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£51,996,977	-£59,364,364	-£61,057,597	-£61,182,995	-£61,496,440	-£63,377,111	-£64,421,928

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£25,474,169	-£34,454,988	-£36,122,404	-£36,245,456	-£36,553,086	-£38,398,845	-£39,431,698
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£26,029,111	-£34,677,086	-£36,338,730	-£36,461,447	-£36,768,240	-£38,623,286	-£39,661,532
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£26,153,888	-£36,469,431	-£38,128,199	-£38,252,474	-£38,563,165	-£40,427,340	-£41,462,944
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£30,788,379	-£38,272,094	-£39,948,751	-£40,072,739	-£40,382,713	-£42,246,642	-£43,295,651
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£32,432,491	-£40,107,766	-£41,779,931	-£41,903,660	-£42,216,619	-£44,100,866	-£45,147,670
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£34,586,131	-£41,953,518	-£43,646,751	-£43,772,149	-£44,085,594	-£45,966,265	-£47,011,082

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£13,332,870	-£12,313,689	-£13,981,104	-£14,104,156	-£14,411,786	-£16,257,565	-£17,290,398
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£5,447,842	-£14,095,817	-£15,757,461	-£15,880,178	-£16,186,970	-£18,042,016	-£19,080,262
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£7,572,619	-£15,888,162	-£17,546,930	-£17,671,205	-£17,981,896	-£19,846,040	-£20,881,675
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£9,707,110	-£17,690,825	-£19,367,481	-£19,491,470	-£19,801,444	-£21,665,373	-£22,714,382
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£11,851,222	-£19,526,497	-£21,198,662	-£21,322,391	-£21,635,350	-£23,519,597	-£24,566,401
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£14,004,861	-£21,372,249	-£23,065,502	-£23,190,879	-£23,504,325	-£25,384,995	-£26,429,813

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units		Value Area	Zone C - £1,500 psf
No Units	86	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£24,740,332	£15,652,701	£13,985,285	£13,882,233	£13,554,603	£11,708,825	£10,683,392
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£22,291,368	£13,541,922	£11,880,278	£11,757,560	£11,450,767	£9,610,011	£8,587,369
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£19,832,597	£11,420,924	£9,764,598	£9,642,189	£9,336,167	£7,500,040	£6,479,970
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£17,364,114	£9,289,805	£7,638,347	£7,516,221	£7,210,906	£5,379,018	£4,361,301
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£14,886,009	£7,148,662	£5,501,627	£5,379,757	£5,075,085	£3,237,615	£2,206,544
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£12,398,376	£4,997,589	£3,351,641	£3,228,147	£2,919,413	£1,067,007	£37,892

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£76,664,388	-£85,752,030	-£87,419,446	-£87,542,498	-£87,850,127	-£89,695,906	-£90,721,338
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£79,113,363	-£87,862,809	-£89,524,453	-£89,647,171	-£89,953,964	-£91,794,720	-£92,817,362
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£81,572,134	-£89,983,806	-£91,640,139	-£91,762,542	-£92,068,564	-£93,904,891	-£94,924,761
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£84,040,617	-£92,114,926	-£93,766,383	-£93,888,510	-£94,193,825	-£96,025,713	-£97,043,430
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£86,518,722	-£94,256,069	-£95,903,104	-£96,024,974	-£96,329,646	-£98,167,116	-£99,198,187
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£89,006,554	-£96,407,142	-£98,053,089	-£98,176,583	-£98,485,317	-£100,337,723	-£101,366,838

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£34,645,130	-£43,732,761	-£45,400,176	-£45,523,228	-£45,830,858	-£47,676,637	-£48,702,069
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£37,094,094	-£45,843,540	-£47,505,184	-£47,627,902	-£47,934,694	-£49,775,451	-£50,798,093
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£39,552,864	-£47,964,537	-£49,620,864	-£49,743,272	-£50,049,294	-£51,885,621	-£52,905,492
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£42,021,348	-£50,095,656	-£51,747,114	-£51,869,241	-£52,174,556	-£54,006,444	-£55,024,161
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£44,499,452	-£52,236,800	-£53,883,835	-£54,005,704	-£54,310,376	-£56,147,847	-£57,178,918
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£46,987,285	-£54,387,872	-£56,033,820	-£56,157,314	-£56,466,048	-£58,318,454	-£59,347,569

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£19,870,424	-£28,957,974	-£30,624,330	-£30,747,356	-£31,054,911	-£32,900,617	-£33,925,982
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£19,683,248	-£28,432,694	-£30,094,338	-£30,217,056	-£30,523,848	-£32,364,605	-£33,387,247
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£22,142,018	-£30,553,691	-£32,210,018	-£32,332,426	-£32,638,448	-£34,474,775	-£35,494,646
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£24,610,502	-£32,684,810	-£34,336,268	-£34,458,394	-£34,763,709	-£36,595,597	-£37,613,314
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£27,088,606	-£34,825,954	-£36,472,988	-£36,594,858	-£36,899,530	-£38,737,000	-£39,768,071
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£29,576,439	-£36,977,026	-£38,622,974	-£38,746,468	-£39,055,202	-£40,907,608	-£41,936,723

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£3,346,986	-£5,740,646	-£7,408,061	-£7,531,113	-£7,838,743	-£9,684,521	-£10,709,954
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£898,022	-£7,851,424	-£9,513,069	-£9,635,786	-£9,942,579	-£11,783,336	-£12,805,977
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£1,060,749	-£9,972,422	-£11,628,748	-£11,751,157	-£12,057,179	-£13,893,506	-£14,913,377
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£4,029,233	-£12,103,541	-£13,754,999	-£13,877,125	-£14,182,440	-£16,014,328	-£17,032,045
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£6,507,337	-£14,244,685	-£15,891,719	-£16,013,589	-£16,318,261	-£18,155,731	-£19,186,802
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£8,994,970	-£16,395,757	-£18,041,705	-£18,165,199	-£18,473,933	-£20,326,339	-£21,355,454

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units

Value Area	Zone C - £1,750 psf

No Units	86
Site Area	1.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£35,777,543	£26,807,774	£24,940,359	£24,817,307	£24,509,677	£22,663,899	£21,638,466
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£32,793,883	£23,949,241	£22,287,597	£22,164,880	£21,858,087	£20,017,331	£18,994,688
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£29,800,565	£21,280,490	£19,624,164	£19,501,755	£19,195,734	£17,359,606	£16,339,535
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£26,797,679	£18,601,817	£16,950,159	£16,828,034	£16,522,719	£14,690,830	£13,673,114
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£23,785,316	£15,912,720	£14,265,686	£14,143,817	£13,839,144	£12,011,107	£10,995,532
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£20,748,197	£13,213,894	£11,570,842	£11,449,205	£11,145,110	£9,320,544	£8,306,896

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£65,827,187	-£74,796,956	-£76,464,372	-£76,587,424	-£76,895,054	-£78,740,832	-£79,766,285
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£68,810,847	-£77,455,490	-£79,117,134	-£79,239,851	-£79,546,643	-£81,387,400	-£82,410,043
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£71,804,166	-£80,124,241	-£81,780,567	-£81,902,976	-£82,208,997	-£84,045,126	-£85,065,196
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£74,807,052	-£82,803,114	-£84,454,571	-£84,576,697	-£84,882,012	-£86,719,901	-£87,731,617
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£77,819,415	-£85,492,011	-£87,139,045	-£87,260,914	-£87,565,587	-£89,393,623	-£90,409,199
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£80,858,634	-£88,190,836	-£89,833,889	-£89,955,526	-£90,259,621	-£92,084,187	-£93,097,835

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£23,607,918	-£32,777,687	-£34,445,103	-£34,568,155	-£34,875,784	-£36,721,563	-£37,746,995
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£26,591,578	-£35,436,221	-£37,097,865	-£37,220,581	-£37,527,374	-£39,368,131	-£40,390,774
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£29,584,897	-£38,104,972	-£39,761,298	-£39,883,707	-£40,189,728	-£42,025,856	-£43,045,926
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£32,587,783	-£40,783,844	-£42,435,302	-£42,557,427	-£42,862,742	-£44,694,631	-£45,712,347
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£35,600,146	-£43,472,741	-£45,119,776	-£45,241,645	-£45,546,318	-£47,374,354	-£48,389,930
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£38,637,265	-£46,171,567	-£47,818,619	-£47,936,257	-£48,240,351	-£50,064,918	-£51,078,566

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£10,787,918	-£19,957,687	-£21,625,103	-£21,748,155	-£22,055,784	-£23,901,563	-£24,926,995
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£9,180,732	-£18,025,375	-£19,687,019	-£19,809,735	-£20,116,528	-£21,957,285	-£22,979,927
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£12,174,051	-£20,694,125	-£22,350,452	-£22,472,860	-£22,778,881	-£24,615,009	-£25,635,080
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£15,176,937	-£23,372,998	-£25,024,456	-£25,146,581	-£25,451,896	-£27,283,785	-£28,301,501
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£18,189,300	-£26,061,895	-£27,708,930	-£27,830,799	-£28,135,472	-£29,963,508	-£30,979,084
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£21,226,419	-£28,760,721	-£30,403,773	-£30,525,411	-£30,829,505	-£32,654,072	-£33,667,720

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£14,384,197	£5,214,428	£3,547,013	£3,423,961	£3,116,331	£1,270,553	£245,120
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£11,400,537	£2,555,895	£894,251	£771,534	£464,741	-£1,376,015	-£2,398,658
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£8,407,219	-£112,856	-£1,765,183	-£1,887,591	-£2,193,612	-£4,033,740	-£5,053,811
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£5,404,332	-£2,791,729	-£4,443,187	-£4,565,312	-£4,870,627	-£6,702,516	-£7,720,232
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£2,391,970	-£5,480,626	-£7,127,661	-£7,249,529	-£7,554,202	-£9,382,239	-£10,397,814
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£645,149	-£8,179,452	-£9,822,504	-£9,944,142	-£10,248,236	-£12,072,802	-£13,086,450

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units	

Value Area	**Zone C - £1,900 psf**

No Units	**86**
Site Area	**1.04 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£42,395,647	£33,158,337	£31,513,403	£31,390,351	£31,082,722	£29,236,943	£28,211,510
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£39,081,083	£30,189,303	£28,531,989	£28,409,272	£28,102,480	£26,261,723	£25,239,080
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£35,756,859	£27,196,230	£25,539,904	£25,417,495	£25,111,473	£23,275,346	£22,255,275
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£32,423,067	£24,188,705	£22,537,248	£22,415,121	£22,109,806	£20,277,917	£19,260,201
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£29,079,799	£21,171,155	£19,524,121	£19,402,252	£19,097,579	£17,269,542	£16,253,967
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£25,727,146	£18,143,677	£16,500,626	£16,378,988	£16,074,894	£14,250,328	£13,236,680

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£59,009,083	-£68,248,394	-£69,891,327	-£70,014,379	-£73,322,009	-£72,187,788	-£73,193,221
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£62,323,648	-£71,215,427	-£72,872,742	-£72,995,458	-£73,302,251	-£75,143,008	-£76,165,650
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£65,647,872	-£74,208,501	-£75,864,827	-£75,987,236	-£76,293,258	-£78,129,385	-£79,149,455
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£68,981,664	-£77,216,025	-£78,867,483	-£78,989,610	-£79,294,926	-£81,126,814	-£82,144,530
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£72,324,932	-£80,233,576	-£81,880,610	-£82,002,479	-£82,307,152	-£84,135,188	-£85,150,764
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£75,677,585	-£83,261,054	-£84,904,105	-£85,026,742	-£85,329,837	-£87,154,403	-£88,168,051

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£16,989,814	-£26,229,125	-£27,872,058	-£27,995,110	-£28,302,740	-£30,148,518	-£31,173,952
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£20,304,379	-£29,196,158	-£30,853,472	-£30,976,189	-£31,282,982	-£33,123,738	-£34,146,381
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£23,628,603	-£32,189,231	-£33,845,558	-£33,967,966	-£34,273,988	-£36,110,115	-£37,130,186
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£26,962,395	-£35,196,756	-£36,848,214	-£36,970,340	-£37,275,655	-£39,107,544	-£40,125,260
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£30,305,663	-£38,214,306	-£39,861,341	-£39,983,210	-£40,287,883	-£42,115,919	-£43,131,495
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£33,658,316	-£41,241,784	-£42,884,836	-£43,006,473	-£43,310,568	-£45,135,134	-£46,148,782

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£421,032	-£9,017,679	-£10,661,612	-£10,784,664	-£11,092,294	-£12,937,072	-£13,962,506
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£2,893,533	-£11,785,312	-£13,442,626	-£13,565,343	-£13,872,136	-£15,712,892	-£16,735,535
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£6,217,757	-£14,778,385	-£16,434,712	-£16,557,120	-£16,863,142	-£18,699,269	-£19,719,340
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£9,551,548	-£17,785,910	-£19,437,368	-£19,559,494	-£19,864,809	-£21,696,698	-£22,714,414
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£12,894,817	-£20,803,460	-£22,450,495	-£22,572,364	-£22,877,037	-£24,705,073	-£25,720,649
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£16,247,470	-£23,830,938	-£25,473,989	-£25,595,627	-£25,899,722	-£27,724,288	-£28,737,936

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£21,002,301	£11,762,991	£10,120,057	£9,997,005	£9,689,375	£7,843,597	£6,818,163
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£17,687,737	£8,795,957	£7,138,643	£7,015,926	£6,709,134	£4,868,377	£3,845,734
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£14,363,513	£5,802,884	£4,146,558	£4,024,149	£3,718,127	£1,882,000	£861,929
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£11,029,721	£2,795,359	£1,143,901	£1,021,775	£716,460	-£1,115,629	-£2,133,745
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£7,686,453	-£222,191	-£1,869,226	-£1,991,094	-£2,295,767	-£4,123,804	-£5,139,379
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£4,333,800	-£3,249,669	-£4,892,720	-£5,014,358	-£5,318,452	-£7,143,018	-£8,156,667

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units		Value Area	Zone C - £2,000 psf
No Units	86	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR		£46,807,717	£37,497,857	£35,855,500	£35,734,299	£35,431,291	£33,613,253	£32,593,540
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£43,272,548	£34,313,747	£32,677,076	£32,556,203	£32,254,020	£30,424,651	£29,402,008
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£39,727,721	£31,119,573	£29,483,730	£29,361,322	£29,055,300	£27,219,173	£26,199,102
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£36,173,325	£27,913,430	£26,261,972	£26,139,846	£25,834,531	£24,002,642	£22,984,926
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£32,609,454	£24,676,779	£23,029,744	£22,907,875	£22,603,202	£20,775,166	£19,759,590
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£29,036,198	£21,430,199	£19,787,148	£19,665,510	£19,361,416	£17,536,849	£16,523,202

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£54,597,013	-£63,906,874	-£65,549,230	-£65,670,432	-£65,973,439	-£67,791,478	-£68,811,191
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£58,132,183	-£67,090,984	-£68,727,655	-£68,848,528	-£69,150,710	-£70,980,080	-£72,002,723
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£61,677,010	-£70,285,158	-£71,921,001	-£72,043,409	-£72,349,431	-£74,185,558	-£75,205,629
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£65,231,406	-£73,491,300	-£75,142,759	-£75,264,885	-£75,570,200	-£77,402,089	-£78,419,805
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£68,795,277	-£76,727,952	-£78,374,987	-£78,496,855	-£78,801,528	-£80,629,565	-£81,645,140
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£72,368,533	-£79,974,531	-£81,617,583	-£81,739,221	-£82,043,315	-£83,867,892	-£84,881,529

Residual Land values comapred to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£12,577,744	-£21,887,605	-£23,529,961	-£23,651,163	-£23,954,170	-£25,772,209	-£26,791,922
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£16,112,914	-£25,071,714	-£26,708,386	-£26,829,259	-£27,131,441	-£28,960,811	-£29,983,453
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£19,657,741	-£28,265,889	-£29,901,731	-£30,024,140	-£30,330,162	-£32,166,289	-£33,186,360
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£23,212,137	-£31,472,031	-£33,123,490	-£33,245,615	-£33,550,930	-£35,382,819	-£36,400,535
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£26,776,008	-£34,708,683	-£36,355,717	-£36,477,586	-£36,782,259	-£38,610,296	-£39,625,871
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£30,349,264	-£37,955,262	-£39,598,313	-£39,719,952	-£40,024,045	-£41,848,623	-£42,862,260

Residual Land values comapred to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£4,653,102	-£4,657,759	-£6,310,817	-£6,432,017	-£6,735,027	-£8,553,067	-£9,572,780
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£1,297,932	-£7,660,868	-£9,297,540	-£9,418,413	-£9,720,595	-£11,549,964	-£12,572,607
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£2,246,895	-£10,855,043	-£12,490,885	-£12,613,294	-£12,919,316	-£14,755,443	-£15,775,514
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£5,801,290	-£14,061,185	-£15,712,644	-£15,834,769	-£16,140,084	-£17,971,973	-£18,989,689
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£9,365,162	-£17,297,837	-£18,944,871	-£19,066,740	-£19,371,413	-£21,199,449	-£22,215,025
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£12,938,418	-£20,544,416	-£22,187,467	-£22,309,106	-£22,613,199	-£24,437,776	-£25,451,414

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£25,414,371	£16,104,511	£14,462,154	£14,340,952	£14,037,945	£12,219,907	£11,200,194
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£21,879,202	£12,920,401	£11,283,730	£11,162,857	£10,860,674	£9,031,305	£8,008,662
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£18,334,374	£9,726,226	£8,090,384	£7,967,975	£7,661,953	£5,825,826	£4,805,756
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£14,779,979	£6,520,084	£4,868,625	£4,746,500	£4,441,185	£2,609,296	£1,591,580
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£11,216,108	£3,283,433	£1,636,398	£1,514,529	£1,209,856	-£618,180	-£1,633,756
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£7,642,852	£36,853	-£1,606,198	-£1,727,837	-£2,031,930	-£3,856,457	-£4,870,144

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units	

Value Area	**Zone C - RP Periphery £2,250 psf**

No Units	**86**
Site Area	**1.04 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR		£57,837,890	£48,351,656	£46,709,300	£46,588,097	£46,285,091	£44,467,052	£43,457,030
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£53,751,213	£44,824,856	£42,988,185	£42,867,312	£42,565,130	£40,752,038	£39,744,764
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£49,654,877	£40,887,992	£39,256,559	£39,135,989	£38,834,568	£37,026,035	£36,021,294
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£45,548,973	£37,141,159	£35,514,520	£35,394,229	£35,093,504	£33,289,146	£32,286,725
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£41,433,593	£33,384,452	£31,762,169	£31,642,133	£31,342,038	£29,539,226	£28,523,649
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£37,308,828	£29,617,965	£27,999,606	£27,879,796	£27,577,721	£25,753,154	£24,739,507

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£43,666,840	-£53,053,075	-£54,695,431	-£54,816,634	-£55,119,640	-£56,937,679	-£57,947,701
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£47,663,518	-£56,779,875	-£58,416,546	-£58,537,419	-£58,839,601	-£60,652,693	-£61,659,966
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£51,749,854	-£60,516,739	-£62,148,172	-£62,268,742	-£62,570,163	-£64,378,696	-£65,383,436
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£55,855,758	-£64,263,572	-£65,890,210	-£66,010,501	-£66,311,227	-£68,116,585	-£69,118,006
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£59,971,138	-£68,020,279	-£69,642,562	-£69,762,598	-£70,062,692	-£71,865,505	-£72,881,082
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£64,095,903	-£71,786,766	-£73,408,125	-£73,524,934	-£73,827,010	-£75,651,577	-£76,665,224

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	-£1,547,571	-£11,033,805	-£12,676,162	-£12,797,365	-£13,100,371	-£14,918,409	-£15,928,431
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£5,634,248	-£14,760,606	-£16,397,277	-£16,518,150	-£16,820,331	-£18,633,424	-£19,640,697
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£9,730,585	-£18,497,469	-£20,128,903	-£20,249,473	-£20,550,894	-£22,359,427	-£23,364,167
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£13,836,489	-£22,244,303	-£23,870,941	-£23,991,232	-£24,291,958	-£26,096,316	-£27,098,737
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£17,951,869	-£26,001,010	-£27,623,293	-£27,743,329	-£28,043,423	-£29,846,236	-£30,861,813
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£22,076,633	-£29,767,497	-£31,385,856	-£31,505,665	-£31,807,740	-£33,632,308	-£34,645,955

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£15,863,275	£5,377,041	£4,734,684	£4,613,481	£4,310,475	£2,492,437	£1,482,415
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£11,776,598	£2,650,241	£1,013,569	£862,696	£560,515	-£1,222,578	-£2,229,851
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£7,680,261	-£1,086,623	-£2,718,057	-£2,838,626	-£3,140,048	-£4,948,580	-£5,953,321
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£3,574,357	-£4,833,457	-£6,460,095	-£6,580,386	-£6,881,112	-£8,685,470	-£9,687,891
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£541,023	-£8,590,164	-£10,212,446	-£10,332,483	-£10,632,577	-£12,435,390	-£13,450,966
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£4,665,787	-£12,356,651	-£13,975,010	-£14,094,819	-£14,396,894	-£16,221,461	-£17,235,108

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£36,444,544	£26,958,310	£25,315,953	£25,194,751	£24,891,744	£23,073,706	£22,063,684
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£32,357,867	£23,231,510	£21,594,838	£21,473,966	£21,171,784	£19,358,691	£18,351,418
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£28,261,530	£19,494,646	£17,863,213	£17,742,643	£17,441,222	£15,632,689	£14,627,948
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£24,155,626	£15,747,813	£14,121,174	£14,000,883	£13,700,158	£11,895,800	£10,893,379
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£20,040,247	£11,991,105	£10,368,823	£10,248,786	£9,948,692	£8,145,879	£7,130,303
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£15,915,482	£8,224,619	£6,606,259	£6,486,450	£6,184,375	£4,359,808	£3,346,161

LB Camden
Local Plan Viability Testing 2025

Resi 13 & Extra Care - 86 Flats and 35 Extra Care Units		Value Area	Zone C - RP Periphery £2,450 psf
No Units	86	Sales value inflation	Base
Site Area	1.04 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR		£66,662,029	£57,034,695	£55,392,339	£56,271,137	£54,968,130	£53,150,091	£52,140,070
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£62,134,144	£52,873,743	£51,237,072	£51,116,199	£50,814,018	£49,000,925	£47,993,652
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£57,596,602	£48,702,727	£47,071,294	£46,950,725	£46,649,303	£44,840,770	£43,836,030
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£53,049,491	£44,521,743	£42,865,103	£42,774,813	£42,474,087	£40,669,730	£39,667,309
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£48,492,904	£40,330,882	£38,708,601	£38,588,563	£38,288,470	£36,487,907	£35,487,594
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£43,926,932	£36,130,244	£34,511,885	£34,392,078	£34,092,552	£32,295,407	£31,298,992

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£34,742,703	£44,370,036	£48,012,391	£46,133,554	£48,436,600	£48,254,640	£49,264,681
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£39,270,587	£48,530,987	£50,167,659	£50,288,532	£50,590,713	£52,403,806	£53,411,079
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£43,808,129	£52,702,005	£54,333,437	£54,454,006	£54,755,428	£56,563,961	£57,568,701
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£48,355,240	£56,882,988	£58,538,627	£58,629,918	£58,930,644	£60,735,001	£61,737,422
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£52,911,827	£61,073,849	£62,696,130	£62,816,168	£63,116,261	£64,916,824	£65,917,137
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£57,477,760	£65,274,487	£66,892,846	£67,012,655	£67,312,179	£69,109,324	£70,107,739

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£7,276,568	-£2,350,767	-£3,993,122	-£4,114,325	-£4,417,331	-£6,235,371	-£7,245,392
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£2,748,683	-£8,511,718	-£6,148,389	-£6,269,262	-£6,571,444	-£10,384,536	-£11,391,810
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£1,788,860	-£10,682,734	-£12,314,168	-£12,434,736	-£12,736,159	-£14,544,691	-£15,549,432
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£6,335,971	-£14,863,719	-£16,490,358	-£16,610,648	-£16,911,375	-£18,715,732	-£19,718,153
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£10,892,568	-£19,054,579	-£20,676,861	-£20,796,898	-£21,096,991	-£22,897,555	-£23,897,868
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£15,458,529	-£23,255,217	-£24,873,577	-£24,993,386	-£25,292,910	-£27,090,055	-£28,088,469

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£24,687,414	£10,060,080	£13,417,724	£13,296,521	£12,993,512	£11,175,476	£10,165,455
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£20,159,529	£10,899,128	£9,262,457	£9,141,584	£8,839,402	£7,026,310	£6,019,036
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£15,621,986	£6,728,112	£5,096,679	£4,976,110	£4,674,688	£2,866,155	£1,861,414
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£11,074,875	£2,547,127	£920,488	£800,198	£499,471	-£1,304,886	-£2,307,307
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£8,518,288	-£1,643,733	-£3,266,015	-£3,386,052	-£3,686,145	-£5,486,709	-£6,487,022
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£1,952,317	-£5,844,371	-£7,462,730	-£7,582,540	-£7,882,063	-£9,679,209	-£10,677,623

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	29%	£45,266,683	£35,641,349	£33,998,993	£33,877,790	£33,574,784	£31,756,745	£30,746,724
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£40,740,798	£31,480,397	£29,843,726	£29,722,853	£29,420,672	£27,607,579	£26,600,306
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£36,203,255	£27,309,381	£25,677,948	£25,557,379	£25,255,957	£23,447,424	£22,442,683
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£31,656,144	£23,128,396	£21,501,757	£21,381,467	£21,080,740	£19,276,383	£18,273,963
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£27,099,558	£18,937,536	£17,315,255	£17,195,217	£16,895,124	£15,094,560	£14,094,248
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£22,533,586	£14,736,898	£13,118,539	£12,998,730	£12,699,206	£10,902,061	£9,903,646

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone C - £1,050 psf
No Units	101	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£5,762,771	£3,688,449	£3,011,945	£3,160,643	£5,552,380	£7,762,799	£9,001,921
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£4,139,337	£5,011,218	£6,330,493	£6,478,787	£6,849,524	£9,073,945	£10,309,735
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£2,474,673	£6,345,860	£7,661,250	£7,809,177	£8,178,994	£10,397,899	£11,630,625
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£796,880	£7,692,267	£9,004,109	£9,151,699	£9,520,677	£11,734,545	£12,964,470
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£923,559	£9,050,329	£10,358,957	£10,506,244	£10,874,461	£13,083,763	£14,311,153
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£2,671,723	£10,419,937	£11,725,684	£11,872,698	£12,240,232	£14,445,438	£15,670,552

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£20,835,774	-£30,319,994	-£31,643,494	-£31,792,188	-£32,163,925	-£34,394,365	-£35,633,467
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£22,492,209	-£31,642,764	-£32,962,038	-£33,110,333	-£33,481,069	-£35,705,490	-£36,941,261
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£24,156,873	-£32,977,405	-£34,292,796	-£34,440,723	-£34,810,539	-£37,029,445	-£38,262,170
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£25,852,866	-£34,353,812	-£35,635,054	-£35,782,245	-£36,152,223	-£38,368,550	-£39,598,015
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£27,555,104	-£35,681,874	-£36,990,503	-£37,137,790	-£37,506,006	-£39,715,309	-£40,942,698
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£29,301,268	-£37,051,482	-£38,357,230	-£38,504,244	-£38,871,776	-£41,076,983	-£42,302,097

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£9,803,411	-£19,284,631	-£20,608,130	-£20,756,825	-£21,128,562	-£23,356,981	-£24,595,103
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£11,466,845	-£20,607,400	-£21,926,675	-£22,074,969	-£22,445,706	-£24,670,127	-£25,905,917
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£13,121,509	-£21,942,042	-£23,257,432	-£23,405,359	-£23,775,176	-£25,994,081	-£27,226,807
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£14,797,301	-£23,289,449	-£24,600,291	-£24,747,881	-£25,116,859	-£27,330,727	-£28,560,651
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£16,519,741	-£24,646,511	-£25,955,139	-£26,102,426	-£26,470,643	-£28,679,945	-£29,907,335
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£18,267,905	-£26,016,119	-£27,321,866	-£27,468,880	-£27,836,414	-£30,041,620	-£31,266,734

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£5,230,865	-£14,712,085	-£16,035,585	-£16,184,279	-£16,556,016	-£18,786,436	-£20,025,558
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£6,884,300	-£16,034,855	-£17,354,129	-£17,502,424	-£17,873,160	-£20,097,581	-£21,333,372
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£8,548,963	-£17,369,496	-£18,684,886	-£18,832,813	-£19,202,630	-£21,421,536	-£22,654,261
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£10,224,756	-£18,715,903	-£20,027,745	-£20,175,336	-£20,544,314	-£22,758,181	-£23,988,106
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£11,947,195	-£20,073,965	-£21,382,594	-£21,529,881	-£21,898,097	-£24,107,399	-£25,334,789
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£13,695,359	-£21,443,573	-£22,749,321	-£22,896,335	-£23,263,869	-£25,469,074	-£26,694,189

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£174,316	-£9,306,903	-£10,630,403	-£10,779,097	-£11,150,835	-£13,381,254	-£14,620,376
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£1,479,119	-£10,629,673	-£11,948,947	-£12,097,242	-£12,467,978	-£14,692,399	-£15,928,190
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£3,143,782	-£11,964,314	-£13,279,705	-£13,427,632	-£13,797,449	-£16,016,354	-£17,249,079
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£4,819,574	-£13,310,721	-£14,622,563	-£14,770,154	-£15,139,132	-£17,352,999	-£18,582,924
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£6,542,013	-£14,668,783	-£15,977,412	-£16,124,699	-£16,492,915	-£18,702,218	-£19,929,607
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£8,290,177	-£16,038,391	-£17,344,139	-£17,491,153	-£17,858,687	-£20,063,892	-£21,289,006

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone C - £1,150 psf
No Units	101	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£10,869,066	£1,267,117	£152,860	£6,401	£366,236	£2,596,556	£3,834,780
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£8,980,811	-£102,433	-£1,421,708	-£1,570,002	-£1,940,740	-£4,165,161	-£5,400,950
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£7,061,332	-£1,695,433	-£3,010,822	-£3,158,749	-£3,528,567	-£5,747,472	-£6,980,197
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£5,130,725	-£3,300,196	-£4,612,038	-£4,759,630	-£5,128,608	-£7,342,474	-£8,572,400
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£3,189,093	-£4,916,615	-£6,225,245	-£6,372,531	-£6,740,748	-£8,950,049	-£10,177,439
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£1,236,540	-£6,544,580	-£7,850,328	-£7,997,342	-£8,364,876	-£10,570,081	-£11,795,195

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£15,742,466	-£25,780,429	-£26,478,685	-£26,625,145	-£26,996,784	-£29,227,203	-£30,466,326
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£17,660,734	-£26,733,979	-£28,053,253	-£28,201,548	-£28,572,285	-£30,796,706	-£32,032,496
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£19,570,213	-£28,326,978	-£29,642,368	-£29,790,295	-£30,160,113	-£32,379,018	-£33,611,742
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£21,500,821	-£29,911,741	-£31,243,584	-£31,391,115	-£31,760,153	-£33,974,019	-£35,203,945
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£23,442,452	-£31,548,161	-£32,856,790	-£33,004,076	-£33,372,294	-£35,581,595	-£36,808,985
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£25,395,005	-£33,176,126	-£34,481,873	-£34,628,887	-£34,996,421	-£37,201,627	-£38,426,741

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£4,797,122	-£14,745,985	-£15,443,321	-£15,589,781	-£15,961,421	-£18,191,840	-£19,430,962
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£6,615,370	-£15,688,615	-£17,017,890	-£17,166,184	-£17,536,922	-£19,761,343	-£20,997,132
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£8,534,849	-£17,291,615	-£18,607,004	-£18,754,931	-£19,124,749	-£21,343,654	-£22,576,379
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£10,465,457	-£18,896,378	-£20,208,220	-£20,355,812	-£20,724,789	-£22,938,656	-£24,168,582
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£12,407,088	-£20,512,797	-£21,821,427	-£21,968,713	-£22,336,930	-£24,546,231	-£25,773,621
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£14,359,642	-£22,140,762	-£23,446,510	-£23,593,524	-£23,961,058	-£26,166,263	-£27,391,377

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£134,577	-£9,572,500	-£10,870,776	-£11,017,236	-£11,388,875	-£13,619,294	-£14,858,417
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£2,042,825	-£10,126,069	-£12,445,344	-£12,593,639	-£12,964,376	-£15,188,797	-£16,424,587
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£3,962,304	-£12,719,069	-£14,034,459	-£14,182,386	-£14,552,203	-£16,771,109	-£18,003,833
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£5,892,911	-£14,324,832	-£15,636,675	-£15,784,266	-£16,154,244	-£18,368,110	-£19,598,036
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£7,834,543	-£15,940,251	-£17,248,881	-£17,396,167	-£17,764,385	-£19,973,686	-£21,201,076
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£9,787,096	-£17,568,217	-£18,873,964	-£19,020,978	-£19,388,512	-£21,593,718	-£22,818,832

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£5,270,605	-£4,197,338	-£5,465,894	-£5,612,054	-£5,983,693	-£8,214,113	-£9,453,235
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£3,362,357	-£5,720,886	-£7,040,162	-£7,188,457	-£7,559,194	-£9,783,615	-£11,019,405
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£1,442,878	-£7,313,887	-£8,629,277	-£8,777,204	-£9,147,022	-£11,365,927	-£12,598,651
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£487,730	-£8,918,651	-£10,230,493	-£10,378,084	-£10,747,062	-£12,960,928	-£14,190,854
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£2,425,361	-£10,535,070	-£11,843,699	-£11,990,985	-£12,359,203	-£14,568,504	-£15,795,894
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£4,381,914	-£12,163,035	-£13,468,782	-£13,615,796	-£13,983,330	-£16,188,536	-£17,413,650

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone C - £1,350 psf
No Units	101	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£21,031,469	£11,480,711	£10,198,694	£10,052,436	£9,691,789	£7,527,907	£6,326,790
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£18,635,599	£9,443,485	£8,163,567	£8,019,697	£7,660,019	£5,501,957	£4,303,034
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£16,228,666	£7,394,741	£6,118,591	£5,975,077	£5,616,293	£3,463,581	£2,267,632
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£13,794,416	£5,334,583	£4,061,875	£3,918,687	£3,560,716	£1,412,893	£208,558
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£11,343,155	£3,263,117	£1,993,527	£1,850,633	£1,493,401	-£682,623	-£1,910,013
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£8,880,973	£1,180,449	-£99,616	-£246,630	-£614,164	-£2,819,369	-£4,044,484

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	-£5,500,976	-£15,150,834	-£16,434,851	-£16,579,110	-£16,939,757	-£19,100,639	-£20,305,795
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£7,995,847	-£17,188,060	-£18,467,978	-£18,611,849	-£18,971,526	-£21,129,588	-£22,328,512
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£10,402,879	-£19,236,804	-£20,512,954	-£20,656,468	-£21,015,253	-£23,167,964	-£24,363,914
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£12,807,130	-£21,296,983	-£22,569,671	-£22,712,850	-£23,070,820	-£25,218,652	-£26,422,987
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£15,288,390	-£23,368,428	-£24,638,019	-£24,780,912	-£25,138,145	-£27,314,169	-£28,541,559
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£17,750,572	-£25,451,097	-£26,731,161	-£26,878,175	-£27,245,709	-£29,460,915	-£30,676,029

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£5,435,287	-£4,115,470	-£5,399,488	-£5,543,746	-£5,904,393	-£8,068,275	-£9,270,432
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£3,039,417	-£6,152,697	-£7,432,614	-£7,576,485	-£7,936,163	-£10,094,224	-£11,293,148
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£632,485	-£8,201,441	-£9,477,590	-£9,621,105	-£9,979,889	-£12,132,601	-£13,328,550
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£1,901,709	-£10,261,569	-£11,534,307	-£11,677,495	-£12,035,466	-£14,183,288	-£15,387,624
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£4,253,027	-£12,333,065	-£13,602,655	-£13,745,549	-£14,102,781	-£16,278,805	-£17,506,195
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£6,715,209	-£14,415,733	-£15,695,798	-£15,842,812	-£16,210,346	-£18,425,551	-£19,640,665

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£10,007,833	£457,075	-£626,942	-£771,201	-£1,131,848	-£3,295,730	-£4,497,886
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£7,611,962	-£1,580,150	-£2,860,069	-£3,003,940	-£3,363,617	-£5,521,678	-£6,720,603
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£5,205,030	-£3,628,895	-£4,905,045	-£5,048,559	-£5,407,344	-£7,560,055	-£8,756,005
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£2,770,779	-£5,689,053	-£6,961,761	-£7,104,900	-£7,462,920	-£9,610,743	-£10,815,078
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£319,519	-£7,760,519	-£9,030,110	-£9,173,003	-£9,530,236	-£11,706,260	-£12,933,649
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£2,142,663	-£9,843,188	-£11,123,252	-£11,270,266	-£11,637,800	-£13,853,006	-£15,068,120

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£15,413,015	£5,862,257	£4,578,239	£4,433,981	£4,073,334	£1,909,452	£707,255
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£13,017,144	£3,825,031	£2,545,113	£2,401,242	£2,041,564	-£116,497	-£1,315,421
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£10,610,212	£1,776,286	£500,137	£356,623	-£2,162	-£2,154,873	-£3,350,823
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£8,175,961	-£283,872	-£1,520,580	-£1,699,708	-£2,057,738	-£4,205,561	-£5,409,896
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£5,724,701	-£2,355,337	-£3,624,928	-£3,767,821	-£4,125,054	-£6,301,078	-£7,528,468
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£3,262,518	-£4,438,006	-£5,718,070	-£5,865,084	-£6,232,619	-£8,437,824	-£9,652,938

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units	
No Units	101
Site Area	0.27 Ha

Value Area	Zone C - £1,500 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£28,991,182	£19,002,309	£17,718,891	£17,574,632	£17,213,385	£15,050,103	£13,847,947
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£25,817,308	£16,589,573	£15,309,655	£15,165,784	£14,806,106	£12,648,044	£11,449,120
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£23,032,391	£14,164,718	£12,888,568	£12,745,054	£12,386,270	£10,233,559	£9,037,608
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£20,236,514	£11,728,450	£10,455,743	£10,312,554	£9,954,584	£7,806,761	£6,613,526
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£17,429,777	£9,280,874	£8,011,284	£7,868,390	£7,511,159	£5,367,765	£4,176,990
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£14,612,284	£6,822,096	£5,555,302	£5,412,674	£5,056,104	£2,916,684	£1,728,117

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£1,959,617	-£7,828,637	-£8,912,655	-£9,056,913	-£9,417,560	-£11,581,842	-£12,783,599
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£816,257	-£10,041,973	-£11,321,891	-£11,465,762	-£11,825,439	-£13,983,502	-£15,182,426
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£3,599,155	-£12,466,827	-£13,742,977	-£13,886,491	-£14,245,276	-£16,397,986	-£17,593,937
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£6,395,032	-£14,903,095	-£16,175,803	-£16,318,991	-£16,676,962	-£18,824,784	-£20,018,019
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£9,201,768	-£17,350,671	-£18,620,261	-£18,763,155	-£19,120,386	-£21,263,780	-£22,454,555
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£12,018,261	-£19,809,450	-£21,078,243	-£21,218,872	-£21,575,442	-£23,714,862	-£24,903,429

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£12,994,981	£3,406,727	£2,122,709	£1,978,451	£1,617,893	-£546,979	-£1,748,235
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£10,221,126	£993,391	-£285,927	-£430,388	-£790,076	-£2,948,138	-£4,147,062
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£7,436,209	-£1,431,464	-£2,707,614	-£2,851,128	-£3,209,912	-£5,362,623	-£6,558,573
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£4,640,332	-£3,867,732	-£5,140,439	-£5,283,628	-£5,641,598	-£7,789,421	-£8,982,656
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£1,833,595	-£6,315,307	-£7,584,898	-£7,727,791	-£8,085,023	-£10,228,417	-£11,419,192
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£983,898	-£8,774,086	-£10,040,880	-£10,183,508	-£10,540,079	-£12,679,498	-£13,868,065

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£17,567,526	£7,979,273	£6,695,254	£6,550,996	£6,190,349	£4,026,467	£2,824,310
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£14,793,672	£5,565,936	£4,286,018	£4,142,148	£3,782,470	£1,624,407	£425,484
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£12,008,754	£3,141,082	£1,864,932	£1,721,418	£1,362,633	-£790,077	-£1,986,028
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£9,212,877	£704,813	-£567,894	-£711,082	-£1,069,053	-£3,216,875	-£4,410,110
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£6,406,141	-£1,742,822	-£3,012,352	-£3,155,246	-£3,512,477	-£5,655,871	-£6,846,646
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£3,588,648	-£4,201,541	-£5,469,334	-£5,610,963	-£5,967,532	-£8,106,952	-£9,295,520

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£22,972,708	£13,384,454	£12,100,436	£11,956,178	£11,595,531	£9,431,649	£8,229,492
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£20,196,853	£10,971,118	£9,691,200	£9,547,329	£9,187,652	£7,029,589	£5,830,665
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£17,413,936	£8,546,263	£7,270,114	£7,126,600	£6,767,815	£4,615,105	£3,419,154
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£14,618,059	£6,109,995	£4,837,288	£4,694,100	£4,336,129	£2,188,306	£995,072
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£11,811,323	£3,662,420	£2,392,829	£2,249,936	£1,892,704	-£250,689	-£1,441,464
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£8,993,830	£1,203,641	-£63,152	-£205,781	-£592,351	-£2,751,771	-£3,890,338

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units	
No Units	101
Site Area	0.27 Ha

Value Area	Zone C - £1,750 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£41,160,652	£31,407,406	£30,142,696	£30,000,595	£29,645,369	£27,614,007	£26,329,918
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£37,786,823	£28,394,854	£27,134,172	£26,992,463	£26,638,192	£24,512,563	£23,331,657
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£34,371,932	£25,370,956	£24,113,986	£23,972,629	£23,619,236	£21,498,878	£20,320,901
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£30,946,081	£22,335,816	£21,082,236	£20,941,200	£20,588,610	£18,463,206	£17,269,971
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£27,509,370	£19,289,539	£18,039,029	£17,897,986	£17,540,754	£15,397,360	£14,206,586
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£24,061,901	£16,224,842	£14,958,047	£14,815,420	£14,458,849	£12,319,429	£11,130,863

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£14,559,107	£4,775,861	£3,511,141	£3,369,050	£3,013,823	£882,462	-£301,528
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£11,155,278	£1,763,308	£502,627	£360,918	£6,646	-£2,118,583	-£3,299,488
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£7,740,387	-£1,200,590	-£2,517,560	-£2,658,917	-£3,012,310	-£5,132,668	-£6,310,644
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£4,314,535	-£4,295,729	-£5,545,309	-£5,686,345	-£6,042,938	-£8,168,339	-£9,361,574
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£877,824	-£7,342,006	-£8,592,516	-£8,733,559	-£9,090,792	-£11,234,185	-£12,424,959
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£2,569,644	-£10,406,704	-£11,673,498	-£11,816,125	-£12,172,696	-£14,312,116	-£15,500,682

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£25,594,470	£15,811,224	£14,546,504	£14,404,414	£14,049,187	£11,917,825	£10,733,736
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£22,190,642	£12,798,672	£11,537,990	£11,396,282	£11,042,010	£8,916,381	£7,735,475
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£18,775,750	£9,774,774	£8,517,804	£8,376,447	£8,023,054	£5,902,696	£4,724,719
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£15,349,899	£6,739,634	£5,486,054	£5,345,018	£4,992,428	£2,867,024	£1,673,790
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£11,913,188	£3,693,357	£2,442,848	£2,301,804	£1,944,572	-£198,822	-£1,389,596
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£8,465,720	£628,660	-£638,134	-£780,762	-£1,137,333	-£3,276,753	-£4,465,319

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£30,167,016	£20,383,770	£19,119,050	£18,976,959	£18,621,732	£16,490,371	£15,306,281
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£26,763,187	£17,371,217	£16,110,536	£15,968,827	£15,614,555	£13,488,926	£12,308,021
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£23,348,296	£14,347,319	£13,090,349	£12,948,992	£12,595,599	£10,475,241	£9,297,265
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£19,922,444	£11,312,180	£10,058,600	£9,917,563	£9,564,973	£7,439,570	£6,246,335
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£16,485,733	£8,265,903	£7,015,393	£6,874,350	£6,517,117	£4,373,724	£3,182,950
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£13,038,265	£5,201,206	£3,934,411	£3,791,784	£3,435,213	£1,295,793	£107,227

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£35,572,198	£25,788,952	£24,524,232	£24,382,141	£24,026,914	£21,895,553	£20,711,463
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£32,168,369	£22,776,399	£21,515,718	£21,374,009	£21,019,737	£18,894,108	£17,713,203
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£28,753,477	£19,752,501	£18,495,531	£18,354,174	£18,000,781	£15,880,423	£14,702,447
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£25,327,626	£16,717,362	£15,463,782	£15,322,745	£14,970,155	£12,844,752	£11,651,517
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£21,890,915	£13,671,084	£12,420,575	£12,279,532	£11,922,299	£9,778,905	£8,588,132
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£18,443,447	£10,606,387	£9,339,593	£9,196,965	£8,840,395	£6,700,975	£5,512,409

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units	

Value Area	**Zone C - £1,900 psf**

No Units	**101**
Site Area	**0.27 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£48,741,666	£38,846,210	£37,581,499	£37,439,406	£37,084,182	£34,902,826	£33,768,171
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£44,968,532	£35,461,727	£34,201,044	£34,059,335	£33,705,064	£31,579,435	£30,398,530
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£41,175,656	£32,065,888	£30,808,918	£30,667,561	£30,314,168	£28,193,810	£27,015,833
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£37,371,820	£28,658,807	£27,405,227	£27,264,191	£26,911,601	£24,796,058	£23,620,755
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£33,557,124	£25,240,589	£23,990,080	£23,849,334	£23,497,470	£21,386,290	£20,213,412
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£29,731,671	£21,811,337	£20,563,581	£20,423,097	£20,071,886	£17,961,077	£16,772,511

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£22,110,020	£12,214,674	£10,949,954	£10,807,863	£10,452,636	£8,321,275	£7,137,185
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£18,336,986	£8,830,181	£7,569,499	£7,427,790	£7,073,518	£4,947,889	£3,766,985
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£14,544,111	£5,434,343	£4,177,372	£4,036,016	£3,682,622	£1,562,264	£384,288
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£10,740,275	£2,027,262	£773,682	£632,645	£280,055	-£1,835,488	-£3,010,790
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£6,925,579	-£1,390,106	-£2,641,466	-£2,782,211	-£3,134,076	-£5,245,256	-£6,418,134
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£3,100,126	-£4,620,208	-£5,687,964	-£6,208,449	-£6,559,660	-£8,670,468	-£9,859,034

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£33,145,384	£23,250,037	£21,985,317	£21,843,227	£21,488,000	£19,356,639	£18,172,549
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£29,372,350	£19,865,545	£18,604,863	£18,463,154	£18,108,882	£15,983,253	£14,802,348
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£25,579,475	£16,469,706	£15,212,736	£15,071,379	£14,717,986	£12,597,628	£11,419,652
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£21,775,638	£13,062,626	£11,809,045	£11,668,009	£11,315,419	£9,199,876	£8,024,573
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£17,960,942	£9,644,407	£8,393,898	£8,253,152	£7,901,288	£5,790,108	£4,617,230
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£14,135,489	£6,215,155	£4,967,400	£4,826,915	£4,475,704	£2,364,895	£1,176,329

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£37,717,929	£27,822,583	£26,557,863	£26,415,772	£26,060,545	£23,929,184	£22,745,095
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£33,944,895	£24,438,090	£23,177,408	£23,035,699	£22,681,427	£20,555,798	£19,374,894
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£30,152,020	£21,042,252	£19,785,281	£19,643,925	£19,290,532	£17,170,173	£15,992,197
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£26,348,184	£17,635,171	£16,381,591	£16,240,555	£15,887,964	£13,772,421	£12,597,119
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£22,533,488	£14,216,953	£12,966,443	£12,825,698	£12,473,834	£10,362,653	£9,189,775
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£18,708,035	£10,787,701	£9,539,945	£9,399,461	£9,048,250	£6,937,441	£5,748,875

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£43,123,111	£33,227,765	£31,963,045	£31,820,954	£31,465,727	£29,334,366	£28,150,276
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£39,350,077	£29,843,272	£28,582,590	£28,440,881	£28,086,609	£25,960,980	£24,780,076
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£35,557,202	£26,447,433	£25,190,463	£25,049,106	£24,695,713	£22,575,355	£21,397,379
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£31,753,366	£23,040,353	£21,786,773	£21,645,736	£21,293,146	£19,177,603	£18,002,301
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£27,938,670	£19,622,135	£18,371,625	£18,230,880	£17,879,016	£15,767,835	£14,594,957
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£24,113,216	£16,192,883	£14,945,127	£14,804,642	£14,453,431	£12,342,623	£11,154,056

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone C - £2,000 psf
No Units	**101**	**Sales value inflation**	**Base**
Site Area	**0.27 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR		£53,743,386	£43,805,429	£42,540,709	£42,398,918	£42,043,350	£39,912,030	£38,727,939
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£49,731,675	£40,172,975	£38,912,293	£38,770,584	£38,416,312	£36,290,683	£35,109,778
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£45,708,467	£36,529,175	£35,272,205	£35,130,848	£34,777,455	£32,657,097	£31,479,121
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£41,655,646	£32,874,135	£31,620,555	£31,479,518	£31,126,928	£29,011,385	£27,836,083
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£37,588,961	£29,207,956	£27,957,446	£27,816,701	£27,464,838	£25,353,656	£24,180,778
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£33,511,519	£25,530,744	£24,282,988	£24,142,503	£23,791,292	£21,684,026	£20,513,322

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£27,112,441	£17,173,883	£15,906,163	£15,767,072	£15,411,845	£13,280,484	£12,096,394
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£23,100,129	£13,541,430	£12,280,747	£12,139,038	£11,784,767	£9,659,138	£8,478,232
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£19,076,922	£9,897,630	£8,640,660	£8,499,303	£8,145,910	£6,025,552	£4,847,575
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£15,024,101	£6,242,589	£4,989,009	£4,847,973	£4,495,383	£2,379,840	£1,204,537
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£10,957,416	£2,576,410	£1,325,901	£1,185,155	£833,292	-£1,277,589	-£2,450,787
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£6,879,973	-£1,100,802	-£2,348,558	-£2,489,042	-£2,840,253	-£4,947,520	-£6,118,224

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£38,147,804	£28,209,247	£26,944,527	£26,802,436	£26,447,208	£24,315,848	£23,131,757
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£34,136,493	£24,576,793	£23,316,111	£23,174,402	£22,820,130	£20,694,501	£19,513,596
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£30,112,286	£20,932,994	£19,676,023	£19,534,667	£19,181,274	£17,060,915	£15,882,939
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£26,059,465	£17,277,953	£16,024,373	£15,883,337	£15,530,747	£13,415,203	£12,239,901
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£21,992,780	£13,611,774	£12,361,264	£12,220,519	£11,868,656	£9,757,474	£8,584,596
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£17,915,337	£9,934,562	£8,686,806	£8,546,322	£8,195,111	£6,087,844	£4,917,140

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£42,720,350	£32,781,792	£31,517,072	£31,374,981	£31,019,754	£26,886,393	£27,704,303
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£38,708,039	£29,149,339	£27,888,656	£27,746,948	£27,392,676	£25,267,047	£24,086,141
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£34,684,831	£25,505,539	£24,248,569	£24,107,212	£23,753,819	£21,633,461	£20,455,484
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£30,632,010	£21,850,498	£20,596,918	£20,455,882	£20,103,292	£17,987,749	£16,812,446
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£26,565,325	£18,184,319	£16,933,810	£16,793,064	£16,441,201	£14,330,020	£13,157,142
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£22,487,882	£14,507,107	£13,259,352	£13,118,867	£12,767,656	£10,660,389	£9,489,685

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£48,125,531	£38,186,974	£36,922,254	£36,780,163	£36,424,936	£34,293,575	£33,109,485
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£44,113,220	£34,554,521	£33,293,838	£33,152,129	£32,797,858	£30,672,229	£29,491,323
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£40,090,013	£30,910,721	£29,653,751	£29,512,394	£29,159,001	£27,038,643	£25,860,666
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£36,037,192	£27,255,680	£26,002,100	£25,861,064	£25,508,474	£23,392,931	£22,217,628
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£31,970,507	£23,589,501	£22,338,992	£22,198,246	£21,846,383	£19,735,202	£18,562,323
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£27,893,064	£19,912,289	£18,664,533	£18,524,049	£18,172,838	£16,065,571	£14,894,867

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone C - RP Periphery £2,250 psf
No Units	**101**	**Sales value inflation**	**Base**
Site Area	**0.27 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR		£66,250,036	£66,203,219	£54,938,730	£54,786,039	£54,441,413	£52,310,051	£51,125,962
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£61,612,422	£51,951,096	£50,690,413	£50,548,704	£50,194,433	£48,068,804	£46,887,899
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£56,963,913	£47,687,395	£46,430,425	£46,289,068	£45,935,675	£43,815,317	£42,637,340
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£52,304,608	£43,412,453	£42,158,873	£42,017,837	£41,665,246	£39,549,703	£38,374,401
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£47,634,608	£39,126,374	£37,875,864	£37,735,118	£37,383,255	£35,272,074	£34,099,196
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£42,954,010	£34,829,260	£33,581,504	£33,441,019	£33,089,808	£30,982,541	£29,811,837

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£39,618,490	£29,571,674	£28,307,185	£28,165,094	£27,809,867	£25,678,506	£24,494,416
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£34,980,877	£25,319,550	£24,058,868	£23,917,159	£23,562,887	£21,437,258	£20,256,364
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£30,332,368	£21,055,850	£19,796,879	£19,657,523	£19,304,130	£17,183,771	£16,005,795
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£25,673,063	£16,780,908	£15,527,328	£15,386,292	£15,033,701	£12,918,157	£11,742,856
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£21,003,062	£12,494,828	£11,244,318	£11,103,573	£10,751,709	£8,640,528	£7,467,650
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£16,322,465	£8,197,714	£6,949,958	£6,809,474	£6,458,263	£4,350,996	£3,180,292

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£50,653,854	£40,607,038	£39,342,548	£39,200,457	£38,845,231	£36,713,869	£35,529,780
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£46,016,240	£36,354,914	£35,094,231	£34,952,523	£34,598,251	£32,472,622	£31,291,717
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£41,367,732	£32,091,213	£30,834,243	£30,692,886	£30,339,493	£28,219,135	£27,041,159
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£36,708,426	£27,816,272	£26,562,692	£26,421,655	£26,069,064	£23,953,521	£22,779,220
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£32,038,426	£23,530,192	£22,279,682	£22,138,937	£21,787,073	£19,675,892	£18,503,014
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£27,357,829	£19,233,078	£17,985,322	£17,844,837	£17,493,627	£15,386,360	£14,215,656

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£55,226,399	£45,179,583	£43,915,094	£43,773,003	£43,417,776	£41,286,415	£40,102,325
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£50,588,786	£40,927,459	£39,666,777	£39,525,068	£39,170,796	£37,045,167	£35,864,263
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£45,940,277	£36,663,759	£35,406,788	£35,265,432	£34,912,039	£32,791,680	£31,613,704
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£41,280,972	£32,388,817	£31,135,237	£30,994,201	£30,641,610	£28,526,066	£27,350,765
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£36,610,972	£28,102,737	£26,852,228	£26,711,482	£26,359,618	£24,248,438	£23,075,559
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£31,930,374	£23,805,623	£22,557,867	£22,417,383	£22,066,172	£19,958,905	£18,788,201

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£60,631,581	£50,584,765	£49,320,276	£49,178,185	£48,822,958	£46,691,597	£45,507,507
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£55,993,968	£46,332,641	£45,071,959	£44,930,250	£44,575,978	£42,450,349	£41,269,445
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£51,345,459	£42,068,941	£40,811,970	£40,670,613	£40,317,220	£38,196,862	£37,018,886
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£46,686,154	£37,793,999	£36,540,419	£36,399,383	£36,046,791	£33,931,248	£32,755,947
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£42,016,153	£33,507,919	£32,257,409	£32,116,664	£31,764,800	£29,653,619	£28,480,741
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£37,335,556	£29,210,805	£27,963,049	£27,822,565	£27,471,354	£25,364,087	£24,193,383

LB Camden
Local Plan Viability Testing 2025

Resi 14 & Extra Care - 101 Flats and 35 Extra Care Units		Value Area	Zone C - RP Periphery £2,450 psf
No Units	101	Sales value inflation	Base
Site Area	0.27 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR		£76,254,817	£66,048,080	£64,802,367	£64,662,413	£65,312,624	£62,213,195	£61,044,379
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£71,117,021	£61,324,167	£60,082,431	£59,942,852	£59,593,905	£57,491,301	£56,310,395
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£65,968,269	£56,589,078	£55,350,999	£55,211,766	£54,862,251	£52,741,893	£51,563,916
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£60,808,722	£51,842,916	£50,589,528	£50,448,492	£50,095,901	£47,980,358	£46,805,056
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£55,638,480	£47,061,108	£45,810,598	£45,669,853	£45,317,989	£43,206,808	£42,033,930
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£50,457,641	£42,268,073	£41,020,317	£40,879,832	£40,528,621	£38,421,354	£37,250,650

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£49,623,331	£39,416,535	£38,170,822	£38,030,867	£37,680,979	£35,581,649	£34,412,833
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£44,485,475	£34,692,622	£33,450,885	£33,311,306	£32,962,360	£30,859,755	£29,678,850
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£39,336,723	£29,957,532	£28,719,453	£28,580,221	£28,230,705	£26,110,347	£24,932,371
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£34,177,177	£25,211,371	£23,967,983	£23,816,947	£23,464,356	£21,348,812	£20,173,511
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£29,006,934	£20,429,562	£19,179,052	£19,038,307	£18,686,443	£16,575,262	£15,402,384
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£23,826,095	£15,636,527	£14,388,771	£14,248,287	£13,897,076	£11,789,809	£10,619,105

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£60,658,695	£50,451,898	£49,206,185	£49,066,231	£48,716,342	£46,617,013	£45,448,197
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£55,520,839	£45,727,985	£44,486,249	£44,346,670	£43,997,723	£41,895,119	£40,714,213
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£50,372,087	£40,992,896	£39,754,817	£39,615,584	£39,266,069	£37,145,711	£35,967,735
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£45,212,540	£36,246,735	£34,993,347	£34,852,310	£34,499,719	£32,384,176	£31,208,875
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£40,042,298	£31,464,926	£30,214,416	£30,073,671	£29,721,807	£27,610,626	£26,437,748
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£34,861,459	£26,671,891	£25,424,135	£25,283,651	£24,932,440	£22,825,173	£21,654,469

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£65,231,240	£55,024,444	£53,778,731	£53,638,776	£53,288,888	£51,189,559	£50,020,742
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£60,093,384	£50,300,531	£49,058,794	£48,919,215	£48,570,269	£46,467,664	£45,286,759
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£54,944,632	£45,565,441	£44,327,362	£44,188,130	£43,838,615	£41,718,256	£40,540,280
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£49,785,086	£40,819,280	£39,565,892	£39,424,856	£39,072,265	£36,956,721	£35,781,420
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£44,614,843	£36,037,471	£34,786,962	£34,646,216	£34,294,352	£32,183,172	£31,010,293
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£39,434,004	£31,244,436	£29,996,680	£29,856,196	£29,504,985	£27,397,718	£26,227,014

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	26%	£70,636,422	£60,429,626	£59,183,913	£59,043,958	£58,694,070	£56,594,740	£55,425,924
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£65,498,566	£55,705,713	£54,463,976	£54,324,397	£53,975,450	£51,872,846	£50,691,940
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£60,349,814	£50,970,623	£49,732,544	£49,593,312	£49,243,796	£47,123,438	£45,945,462
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£55,190,268	£46,224,462	£44,971,074	£44,830,037	£44,477,446	£42,361,903	£41,186,602
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£50,020,025	£41,442,653	£40,192,143	£40,051,398	£39,699,534	£37,588,353	£36,415,475
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£44,839,186	£36,649,618	£35,401,862	£35,261,378	£34,910,167	£32,802,900	£31,632,196

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units	Value Area	Zone C - £1,050 psf

No Units	151
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£9,815,502	-£3,426,093	-£5,298,910	-£5,497,166	-£5,992,806	-£8,966,644	-£10,618,776
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£7,507,226	-£5,259,393	-£7,126,105	-£7,323,783	-£7,817,977	-£10,783,143	-£12,430,458
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£5,181,918	-£7,110,701	-£8,971,822	-£9,168,970	-£9,661,841	-£12,619,067	-£14,261,969
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£2,839,725	-£8,979,860	-£10,835,901	-£11,032,568	-£11,524,236	-£14,474,246	-£16,113,140
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£480,792	-£10,866,715	-£12,718,182	-£12,914,415	-£13,405,002	-£16,348,514	-£17,983,799
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£1,930,013	-£12,771,109	-£14,618,505	-£14,814,353	-£15,303,975	-£18,241,703	-£19,873,775
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£4,395,348	-£14,692,891	-£16,536,710	-£16,732,220	-£17,220,996	-£20,153,646	-£21,782,896
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£6,877,482	-£16,631,901	-£18,472,638	-£18,667,857	-£19,155,901	-£22,084,174	-£23,710,992

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£19,044,271	-£31,045,209	-£31,126,824	-£30,995,680	-£35,892,020	-£38,686,858	-£40,014,679
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£20,392,488	-£33,159,107	-£35,025,820	-£35,223,497	-£35,712,892	-£38,682,857	-£40,330,172
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£22,717,796	-£35,010,416	-£36,871,537	-£37,068,684	-£37,561,556	-£40,518,781	-£42,161,683
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£25,059,990	-£36,879,574	-£38,735,615	-£38,932,283	-£39,423,951	-£42,373,980	-£44,012,854
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£27,418,922	-£38,766,429	-£40,617,896	-£40,814,130	-£41,304,716	-£44,248,228	-£45,883,513
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£29,829,727	-£40,670,824	-£42,518,219	-£42,714,087	-£43,203,689	-£46,141,417	-£47,773,489
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£32,295,583	-£42,592,605	-£44,436,424	-£44,631,934	-£45,120,710	-£48,053,360	-£49,682,611
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£34,777,197	-£44,531,615	-£46,372,352	-£46,567,571	-£47,055,616	-£49,983,888	-£51,610,706

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£9,044,271	-£21,045,209	-£21,126,824	-£20,995,680	-£24,892,020	-£27,686,858	-£29,014,679
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£8,831,831	-£21,598,250	-£23,464,963	-£23,662,640	-£24,156,835	-£27,122,000	-£28,769,315
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£11,156,939	-£23,449,558	-£25,310,679	-£25,507,827	-£26,000,698	-£28,957,924	-£30,600,826
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£13,499,133	-£25,318,717	-£27,174,758	-£27,371,425	-£27,863,094	-£30,813,123	-£32,451,997
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£15,858,065	-£27,205,572	-£29,057,039	-£29,253,272	-£29,743,859	-£32,687,371	-£34,322,656
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£18,268,870	-£29,109,967	-£30,957,362	-£31,153,210	-£31,642,832	-£34,580,560	-£36,212,632
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£20,734,726	-£31,031,748	-£32,875,567	-£33,071,077	-£33,559,853	-£36,492,503	-£38,121,753
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£23,216,339	-£32,970,758	-£34,811,495	-£35,006,714	-£35,494,759	-£38,423,031	-£40,049,849

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£9,044,271	-£21,045,209	-£21,126,824	-£20,995,680	-£24,892,020	-£27,686,858	-£29,014,679
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£4,041,345	-£16,807,964	-£18,674,677	-£18,872,354	-£19,366,549	-£22,331,715	-£23,979,029
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£6,366,653	-£18,659,273	-£20,520,394	-£20,717,541	-£21,210,413	-£24,167,638	-£25,810,541
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£8,708,847	-£20,528,431	-£22,384,472	-£22,581,140	-£23,072,808	-£26,022,837	-£27,661,711
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£11,067,779	-£22,415,286	-£24,266,753	-£24,462,987	-£24,953,573	-£27,897,086	-£29,532,370
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£13,478,585	-£24,319,681	-£26,167,076	-£26,362,924	-£26,852,546	-£29,790,275	-£31,422,346
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£15,943,920	-£26,241,462	-£28,085,282	-£28,280,791	-£28,769,567	-£31,702,217	-£33,331,468
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£18,426,054	-£28,180,472	-£30,021,209	-£30,216,428	-£30,704,473	-£33,632,745	-£35,259,563

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£3,029,502	-£9,170,209	-£11,044,910	-£10,865,166	-£13,978,009	-£14,662,847	-£15,292,779
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£1,621,226	-£11,145,393	-£13,012,105	-£13,209,783	-£13,703,977	-£16,668,143	-£18,315,458
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£704,082	-£12,996,701	-£14,857,822	-£15,054,970	-£15,547,841	-£18,505,067	-£20,147,969
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£3,066,275	-£14,865,860	-£16,721,901	-£16,918,568	-£17,410,236	-£20,360,246	-£21,999,140
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£5,405,208	-£16,752,715	-£18,604,182	-£18,800,415	-£19,291,002	-£22,234,514	-£23,869,799
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£7,816,013	-£18,657,109	-£20,504,505	-£20,700,353	-£21,189,975	-£24,127,703	-£25,759,775
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£10,281,549	-£20,578,891	-£22,422,710	-£22,618,220	-£23,106,996	-£26,039,646	-£27,668,896
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£12,763,482	-£22,517,901	-£24,358,638	-£24,553,857	-£25,041,901	-£27,970,174	-£29,596,992

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units		Value Area	Zone C - £1,150 psf
No Units	151	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£16,964,715	£3,723,359	£1,906,412	£1,714,070	£1,233,216	-£1,679,271	-£3,331,403
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£14,325,045	£1,591,159	-£223,220	-£417,927	-£904,693	-£3,860,139	-£5,507,454
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£11,646,770	-£567,033	-£2,413,186	-£2,610,334	-£3,103,205	-£6,060,431	-£7,703,333
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£8,945,418	-£2,785,592	-£4,641,633	-£4,838,301	-£5,329,969	-£8,279,978	-£9,918,873
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£6,227,328	-£5,036,816	-£6,888,283	-£7,084,517	-£7,575,103	-£10,518,615	-£12,153,901
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£3,492,646	-£7,305,580	-£9,152,974	-£9,348,823	-£9,838,445	-£12,776,174	-£14,408,245
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£741,520	-£9,591,729	-£11,435,549	-£11,631,059	-£12,119,834	-£15,052,485	-£16,681,735
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£2,063,717	-£11,895,108	-£13,735,846	-£13,931,063	-£14,419,109	-£17,347,381	-£18,974,199

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	-£10,244,955	-£24,110,859	-£26,022,302	-£26,180,641	-£26,660,406	-£29,579,668	-£31,201,110
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£13,574,669	-£26,308,555	-£28,122,934	-£28,317,641	-£28,804,408	-£31,759,853	-£33,407,168
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£16,252,944	-£28,466,747	-£30,312,901	-£30,510,048	-£31,002,920	-£33,960,145	-£35,603,048
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£18,954,297	-£30,685,306	-£32,541,348	-£32,738,015	-£33,229,683	-£36,179,663	-£37,818,597
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£21,672,387	-£32,936,530	-£34,787,997	-£34,984,232	-£35,474,817	-£38,418,330	-£40,053,815
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£24,407,069	-£35,205,294	-£37,052,689	-£37,248,538	-£37,738,160	-£40,675,888	-£42,307,980
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£27,159,195	-£37,491,443	-£39,335,284	-£39,530,773	-£40,019,548	-£42,952,159	-£44,581,450
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£29,963,431	-£39,794,823	-£41,635,560	-£41,830,777	-£42,318,823	-£45,247,098	-£46,873,914

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£625,858	-£12,583,641	-£14,494,021	-£14,652,361	-£15,134,041	-£18,058,248	-£19,681,640
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£2,013,872	-£14,747,698	-£16,562,077	-£16,756,784	-£17,243,550	-£20,198,966	-£21,846,311
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£4,692,087	-£16,905,890	-£18,752,044	-£18,949,191	-£19,442,063	-£22,399,288	-£24,042,190
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£7,389,430	-£19,124,449	-£20,980,491	-£21,177,158	-£21,668,826	-£24,618,806	-£26,257,740
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£10,111,530	-£21,375,673	-£23,227,140	-£23,423,375	-£23,913,960	-£26,857,472	-£28,492,758
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£12,846,212	-£23,644,437	-£25,491,832	-£25,687,681	-£26,177,302	-£29,115,031	-£30,747,102
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£15,597,338	-£25,930,586	-£27,774,426	-£27,969,916	-£28,458,691	-£31,391,302	-£33,020,593
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£18,402,574	-£28,233,965	-£30,074,703	-£30,269,920	-£30,757,966	-£33,686,239	-£35,313,057

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£5,416,163	-£7,793,212	-£9,642,750	-£9,838,591	-£10,326,347	-£13,257,748	-£14,887,057
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£2,776,474	-£9,957,412	-£11,771,791	-£11,966,498	-£12,453,265	-£15,408,710	-£17,056,025
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£98,199	-£12,115,604	-£13,961,758	-£14,158,905	-£14,651,777	-£17,609,002	-£19,251,905
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£2,603,154	-£14,334,164	-£16,190,205	-£16,386,872	-£16,878,540	-£19,828,520	-£21,467,454
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£5,321,244	-£16,585,387	-£18,436,854	-£18,633,089	-£19,123,674	-£22,067,187	-£23,702,472
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£8,055,926	-£18,854,151	-£20,701,546	-£20,897,395	-£21,387,017	-£24,324,745	-£25,956,837
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£10,807,052	-£21,140,300	-£22,984,141	-£23,179,630	-£23,668,405	-£26,601,016	-£28,230,307
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£13,612,288	-£23,443,680	-£25,284,417	-£25,479,635	-£25,967,680	-£28,895,953	-£30,522,771

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£11,079,715	-£2,292,641	-£3,870,459	-£4,028,059	-£4,502,767	-£7,395,271	-£9,017,004
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£8,439,045	-£4,264,641	-£5,109,220	-£5,303,927	-£5,790,693	-£8,746,139	-£10,393,454
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£5,760,770	-£6,453,033	-£8,299,186	-£8,496,334	-£8,989,205	-£11,946,431	-£13,589,333
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£3,059,418	-£8,671,592	-£10,527,633	-£10,724,301	-£11,215,969	-£14,165,978	-£15,804,873
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£341,328	-£10,922,816	-£12,774,283	-£12,970,517	-£13,461,103	-£16,404,615	-£18,039,901
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£2,393,354	-£13,191,580	-£15,038,974	-£15,234,823	-£15,724,445	-£18,662,174	-£20,294,245
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£5,144,480	-£15,477,729	-£17,321,549	-£17,517,059	-£18,005,834	-£20,938,485	-£22,567,735
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£7,949,717	-£17,781,108	-£19,621,846	-£19,817,063	-£20,305,109	-£23,233,381	-£24,860,199

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units	

Value Area	Zone C - £1,350 psf

No Units	151
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£31,154,294	£17,848,059	£16,043,029	£15,850,687	£15,369,834	£12,484,710	£10,881,864
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£27,805,145	£15,020,945	£13,209,922	£13,018,141	£12,538,689	£9,661,980	£8,063,807
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£24,439,220	£12,164,445	£10,358,844	£10,167,578	£9,689,410	£6,820,405	£5,226,512
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£21,056,664	£9,290,626	£7,489,954	£7,299,154	£6,822,153	£3,960,148	£2,370,145
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£17,657,621	£8,399,639	£4,603,404	£4,413,024	£3,937,074	£1,081,372	-£512,837
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£14,242,235	£3,491,634	£1,699,350	£1,509,344	£1,034,329	-£1,845,114	-£3,477,185
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£10,797,365	£566,762	-£1,240,699	-£1,433,271	-£1,917,512	-£4,850,162	-£6,479,413
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£7,312,215	-£2,421,522	-£4,282,261	-£4,457,478	-£4,945,524	-£7,873,797	-£9,500,615

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£3,254,560	-£11,697,559	-£11,856,659	-£12,048,041	-£12,529,831	-£13,415,024	-£11,817,960
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	-£84,570	-£12,878,789	-£14,689,793	-£14,881,573	-£15,361,025	-£16,237,734	-£19,835,907
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	-£3,460,494	-£15,735,270	-£17,540,870	-£17,732,136	-£18,210,304	-£21,079,309	-£22,673,202
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	-£6,843,051	-£18,609,089	-£20,409,760	-£20,600,560	-£21,077,562	-£23,939,567	-£25,529,569
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£10,242,094	-£21,500,075	-£23,296,310	-£23,486,690	-£23,962,640	-£26,818,342	-£28,412,502
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£13,657,479	-£24,408,080	-£26,200,364	-£26,390,370	-£26,865,385	-£29,744,828	-£31,376,900
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£17,101,759	-£27,332,652	-£29,140,413	-£29,332,885	-£29,817,226	-£32,749,876	-£34,379,127
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£20,587,499	-£30,321,237	-£32,161,975	-£32,357,192	-£32,845,238	-£35,773,511	-£37,400,329

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£16,610,457	£1,509,202	-£2,801,802	-£3,008,176	-£3,491,740	-£5,805,170	-£4,206,106
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£11,466,288	-£1,317,872	-£3,128,936	-£3,320,716	-£3,800,168	-£6,676,877	-£8,275,050
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£8,100,363	-£4,174,412	-£5,980,013	-£6,171,279	-£6,649,447	-£9,518,452	-£11,112,345
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£4,717,807	-£7,048,231	-£8,848,903	-£9,039,703	-£9,516,705	-£12,378,710	-£13,968,872
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£1,318,763	-£9,939,218	-£11,735,453	-£11,925,833	-£12,401,783	-£15,257,485	-£16,851,695
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£2,096,622	-£12,847,223	-£14,639,507	-£14,829,513	-£15,304,528	-£18,183,971	-£19,816,043
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£5,540,902	-£15,771,795	-£17,579,556	-£17,772,028	-£18,256,369	-£21,189,019	-£22,818,270
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£9,026,642	-£18,760,380	-£20,601,118	-£20,796,335	-£21,284,381	-£24,212,654	-£25,839,472

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£16,606,722	£9,299,497	£4,494,458	£4,302,116	£3,821,282	£936,139	-£686,907
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£16,256,573	£3,472,374	£1,961,350	£1,469,570	£990,118	-£1,886,091	-£3,484,764
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£12,890,649	£615,873	-£1,189,727	-£1,380,993	-£1,859,161	-£4,728,167	-£6,322,059
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£9,508,092	-£2,657,946	-£4,458,617	-£4,649,417	-£5,126,419	-£7,988,424	-£9,578,427
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£6,109,049	-£5,148,933	-£6,945,168	-£7,135,547	-£7,611,497	-£10,467,200	-£12,061,409
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£2,693,664	-£8,056,937	-£9,849,221	-£10,039,227	-£10,514,242	-£13,393,685	-£15,025,757
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£759,616	-£10,981,509	-£12,789,270	-£12,981,742	-£13,466,083	-£16,398,733	-£18,027,984
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£4,236,356	-£13,970,094	-£15,810,832	-£16,006,050	-£16,494,096	-£19,422,368	-£21,049,186

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£26,268,294	£11,962,059	£10,157,029	£9,964,687	£9,483,834	£8,598,710	£4,995,864
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£21,919,145	£9,134,945	£7,323,922	£7,132,141	£6,652,689	£3,775,980	£2,177,807
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£18,553,220	£6,278,445	£4,472,844	£4,281,578	£3,803,410	£934,405	-£659,488
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£15,170,664	£3,404,626	£1,603,954	£1,413,154	£936,153	-£1,926,852	-£3,516,855
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£11,771,621	£513,639	-£1,282,596	-£1,472,976	-£1,948,926	-£4,804,628	-£6,398,837
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£8,356,235	-£2,394,366	-£4,186,650	-£4,376,656	-£4,851,671	-£7,731,114	-£9,363,185
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£4,911,955	-£5,319,238	-£7,126,999	-£7,319,271	-£7,803,612	-£10,736,262	-£12,365,513
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£1,426,215	-£8,307,522	-£10,148,261	-£10,343,478	-£10,831,524	-£13,759,797	-£15,386,615

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units		Value Area	Zone C - £1,500 psf
No Units	151	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£41,777,417	£28,320,073	£26,530,432	£26,340,981	£25,867,354	£23,025,591	£21,446,834
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£37,915,220	£24,986,056	£23,202,250	£23,013,351	£22,541,105	£19,707,629	£18,133,477
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£34,017,185	£21,634,832	£19,856,368	£19,667,976	£19,196,994	£16,362,622	£14,768,729
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£30,102,520	£18,266,549	£16,492,939	£16,305,007	£15,834,247	£12,972,241	£11,382,238
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£26,171,368	£14,881,357	£13,085,374	£12,894,994	£12,419,044	£9,563,341	£7,976,841
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£22,223,874	£11,443,481	£9,651,197	£9,461,191	£8,986,176	£6,136,086	£4,552,703
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£18,260,182	£7,988,487	£6,199,671	£6,009,994	£5,535,800	£2,690,637	£1,109,990
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£14,280,438	£4,516,777	£2,730,952	£2,541,557	£2,068,072	-£784,638	-£2,395,425

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£13,877,705	£420,359	-£1,369,224	-£1,558,733	-£2,032,801	-£4,874,729	-£6,452,866
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£10,015,505	-£2,913,008	-£4,697,465	-£4,886,363	-£5,358,609	-£8,192,085	-£9,786,238
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£6,117,471	-£6,264,862	-£8,043,347	-£8,231,738	-£8,702,720	-£11,537,092	-£13,130,985
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£2,202,806	-£9,853,155	-£11,406,775	-£11,594,708	-£12,065,447	-£14,927,473	-£16,517,476
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	-£1,728,347	-£13,018,357	-£14,814,340	-£15,004,720	-£15,480,671	-£18,336,373	-£19,922,873
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	-£5,675,841	-£16,456,233	-£18,248,517	-£18,438,523	-£18,913,538	-£21,763,628	-£23,347,012
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	-£9,639,533	-£19,911,228	-£21,700,043	-£21,889,720	-£22,363,915	-£25,209,078	-£26,789,725
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£13,619,276	-£23,382,957	-£25,168,762	-£25,358,157	-£25,831,642	-£28,684,352	-£30,295,140

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£26,438,560	£11,991,216	£10,191,579	£10,002,124	£9,528,697	£6,686,734	£5,107,977
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£21,576,362	£8,647,199	£6,863,392	£6,674,494	£6,202,248	£3,368,772	£1,794,620
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£17,678,328	£5,295,975	£3,517,511	£3,329,119	£2,858,137	£23,765	-£1,570,128
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£13,763,663	£1,927,692	£154,082	-£33,851	-£504,611	-£3,366,618	-£4,956,619
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£9,832,510	-£1,467,550	-£3,253,483	-£3,443,863	-£3,919,814	-£6,775,516	-£8,362,016
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£5,885,016	-£4,895,376	-£6,687,660	-£6,877,666	-£7,352,681	-£10,202,771	-£11,786,154
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£1,921,324	-£8,350,570	-£10,139,186	-£10,328,863	-£10,803,058	-£13,648,221	-£15,228,867
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£2,058,419	-£11,822,060	-£13,607,905	-£13,797,300	-£14,270,785	-£17,123,495	-£18,734,283

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£30,228,846	£16,771,562	£14,981,869	£14,792,410	£14,318,782	£11,477,019	£9,898,263
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£26,366,648	£13,437,484	£11,653,678	£11,464,780	£10,992,534	£8,159,058	£6,564,905
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£22,468,614	£10,086,261	£8,307,796	£8,119,404	£7,648,423	£4,814,050	£3,220,158
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£18,553,949	£6,717,977	£4,944,368	£4,756,435	£4,285,675	£1,423,669	-£166,329
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£14,622,796	£3,332,766	£1,536,803	£1,346,422	£870,472	-£1,985,230	-£3,571,730
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£10,675,302	-£105,090	-£1,897,374	-£2,087,380	-£2,562,395	-£5,412,485	-£6,995,869
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£6,711,610	-£3,560,085	-£5,348,900	-£5,538,577	-£6,012,772	-£8,857,935	-£10,438,582
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£2,731,867	-£7,031,794	-£8,817,619	-£9,007,014	-£9,480,500	-£12,333,209	-£13,943,997

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£35,691,417	£22,434,073	£20,644,432	£20,454,981	£19,981,354	£17,139,591	£15,560,834
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£32,029,220	£19,100,056	£17,316,250	£17,127,351	£16,655,105	£13,821,629	£12,247,477
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£28,131,185	£15,748,832	£13,970,368	£13,781,976	£13,310,994	£10,476,622	£8,882,729
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£24,216,520	£12,380,549	£10,606,939	£10,419,007	£9,948,247	£7,086,241	£5,496,238
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£20,285,368	£8,995,357	£7,199,374	£7,008,994	£6,533,044	£3,677,341	£2,090,841
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£16,337,874	£5,557,481	£3,765,197	£3,575,191	£3,100,176	£250,086	-£1,333,297
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£12,374,182	£2,102,487	£313,671	£123,994	-£350,200	-£2,195,363	-£4,776,010
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£8,394,438	-£1,369,223	-£3,150,048	-£3,344,443	-£3,817,928	-£6,670,638	-£8,281,425

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units		Value Area	Zone C - £1,750 psf
No Units	**151**	**Sales value inflation**	**Base**
Site Area	**0.29 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£59,349,941	£45,773,429	£43,983,788	£43,794,338	£43,320,710	£40,478,947	£38,900,191
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£54,616,685	£41,566,744	£39,782,938	£39,594,039	£39,121,794	£36,288,318	£34,714,165
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£49,866,905	£37,342,853	£35,564,388	£35,375,996	£34,905,015	£32,079,128	£30,509,190
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£45,100,744	£33,101,903	£31,328,293	£31,140,360	£30,670,528	£27,851,536	£26,285,429
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£40,318,343	£28,844,042	£27,074,803	£26,887,284	£26,418,487	£23,605,703	£22,043,045
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£35,519,846	£24,569,420	£22,804,073	£22,616,922	£22,149,046	£19,341,790	£17,782,202
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£30,676,063	£20,278,185	£18,516,254	£18,329,427	£17,862,360	£15,059,955	£13,479,530
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£25,809,471	£15,970,485	£14,211,499	£14,024,951	£13,554,073	£10,713,156	£9,134,869

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£31,450,226	£17,873,715	£16,084,074	£15,894,623	£15,420,996	£12,579,233	£11,000,476
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£26,716,971	£13,667,030	£11,883,224	£11,694,325	£11,222,079	£8,388,603	£6,814,451
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£21,967,191	£9,443,138	£7,664,674	£7,476,282	£7,005,300	£4,179,413	£2,609,476
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£17,201,029	£5,202,188	£3,426,579	£3,240,646	£2,770,813	-£48,179	-£1,614,268
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£12,418,629	£944,328	-£824,911	-£1,012,430	-£1,481,228	-£4,294,011	-£5,856,670
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£7,620,132	-£3,330,295	-£5,095,641	-£5,282,793	-£5,750,669	-£8,557,925	-£10,117,512
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£2,776,349	-£7,821,529	-£9,383,460	-£9,570,287	-£10,037,355	-£12,839,759	-£14,420,185
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	-£2,090,243	-£11,929,229	-£13,688,215	-£13,874,763	-£14,345,641	-£17,186,558	-£18,764,845

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£40,011,984	£26,434,572	£27,644,931	£27,455,481	£26,981,853	£24,140,090	£22,561,334
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£38,277,828	£25,227,887	£23,444,081	£23,255,182	£22,782,937	£19,949,461	£18,375,308
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£33,528,048	£21,003,995	£19,225,531	£19,037,139	£18,566,158	£15,740,270	£14,170,333
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£28,761,887	£16,763,045	£14,989,436	£14,801,503	£14,333,670	£11,512,679	£9,946,571
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£23,979,486	£12,505,185	£10,735,946	£10,548,427	£10,079,630	£7,266,846	£5,704,187
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£19,180,989	£8,230,562	£6,465,216	£6,278,065	£5,810,188	£3,002,932	£1,443,345
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£14,337,206	£3,939,328	£2,177,397	£1,990,570	£1,523,703	-£1,278,902	-£2,859,328
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£9,470,614	-£368,372	-£2,127,358	-£2,313,906	-£2,784,784	-£5,625,701	-£7,203,988

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£47,601,369	£34,224,858	£32,435,217	£32,245,766	£31,772,139	£28,930,376	£27,351,619
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£43,068,114	£30,018,173	£28,234,367	£28,045,468	£27,573,222	£24,739,746	£23,165,594
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£38,318,333	£25,794,281	£24,015,817	£23,827,425	£23,356,443	£20,530,556	£18,960,619
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£33,552,172	£21,553,331	£19,779,722	£19,591,789	£19,121,956	£16,302,964	£14,736,857
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£28,769,771	£17,295,470	£15,526,231	£15,338,713	£14,869,915	£12,057,132	£10,494,473
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£23,971,275	£13,020,848	£11,255,501	£11,068,350	£10,600,474	£7,793,218	£6,233,630
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£19,127,491	£8,729,614	£6,967,683	£6,780,855	£6,313,988	£3,511,384	£1,930,958
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£14,260,900	£4,421,914	£2,662,928	£2,476,380	£2,008,501	-£835,415	-£2,413,702

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£53,463,941	£39,687,429	£38,097,788	£37,908,338	£37,434,710	£34,592,947	£33,014,191
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£48,730,685	£35,680,744	£33,896,938	£33,708,039	£33,235,794	£30,402,318	£28,828,165
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£43,980,905	£31,456,853	£29,678,388	£29,489,996	£29,019,015	£26,193,128	£24,623,190
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£39,214,744	£27,215,903	£25,442,293	£25,254,360	£24,784,528	£21,965,536	£20,399,429
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£34,432,343	£22,958,042	£21,188,803	£21,001,284	£20,532,487	£17,719,703	£16,157,045
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£29,633,846	£18,683,420	£16,918,073	£16,730,922	£16,263,046	£13,455,790	£11,896,202
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£24,790,063	£14,392,185	£12,630,254	£12,443,427	£11,976,360	£9,173,955	£7,593,530
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£19,923,471	£10,084,485	£8,325,499	£8,138,951	£7,668,073	£4,827,156	£3,248,869

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units		Value Area	Zone C - £1,900 psf
No Units	151	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£89,893,455	£56,160,266	£54,397,521	£54,210,918	£53,744,408	£50,945,354	£49,372,204
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£64,633,023	£51,461,837	£49,704,839	£49,518,780	£49,053,631	£46,236,732	£44,662,578
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£59,356,068	£46,746,459	£44,989,201	£44,800,808	£44,329,828	£41,503,940	£39,934,002
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£54,062,730	£42,003,114	£40,229,504	£40,041,572	£39,571,740	£36,752,747	£35,186,640
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£48,753,154	£37,221,653	£35,452,414	£35,264,895	£34,796,098	£31,983,314	£30,420,656
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£43,427,482	£32,423,430	£30,658,083	£30,470,932	£30,003,056	£27,195,799	£25,636,213
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£38,085,866	£27,608,595	£25,846,664	£25,659,636	£25,192,769	£22,390,365	£20,833,473
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£32,726,890	£22,777,294	£21,018,308	£20,831,761	£20,365,390	£17,567,170	£16,012,603

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£41,993,741	£28,260,551	£26,497,807	£26,311,209	£25,844,894	£23,045,649	£21,472,490
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£36,733,309	£23,562,123	£21,805,125	£21,619,065	£21,153,917	£18,337,018	£16,762,864
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£31,456,354	£18,846,745	£17,089,487	£16,901,094	£16,430,113	£13,604,226	£12,034,288
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£26,163,016	£14,103,400	£12,329,790	£12,141,857	£11,672,026	£8,853,033	£7,286,926
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£20,853,440	£9,321,939	£7,552,700	£7,365,181	£6,896,384	£4,083,600	£2,520,941
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£15,527,767	£4,523,716	£2,758,368	£2,571,218	£2,103,342	-£703,915	-£2,263,502
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£10,186,142	-£297,170	-£2,053,201	-£2,240,228	-£2,708,045	-£5,509,350	-£7,068,241
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£4,827,176	-£5,122,420	-£6,881,406	-£7,067,954	-£7,534,324	-£10,332,545	-£11,887,111

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£53,554,598	£39,821,408	£38,058,664	£37,872,069	£37,405,751	£34,606,497	£33,033,347
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£48,294,166	£35,122,980	£33,365,982	£33,179,923	£32,714,774	£29,897,875	£28,323,721
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£43,017,211	£30,407,602	£28,650,344	£28,461,951	£27,990,970	£25,165,083	£23,595,145
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£37,723,873	£25,664,257	£23,890,647	£23,702,715	£23,232,883	£20,413,890	£18,847,783
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£32,414,297	£20,882,796	£19,113,557	£18,926,038	£18,457,241	£15,644,457	£14,081,799
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£27,088,624	£16,084,573	£14,319,226	£14,132,075	£13,664,199	£10,856,942	£9,297,355
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£21,746,999	£11,269,737	£9,507,806	£9,320,979	£8,853,912	£6,051,507	£4,494,916
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£16,388,033	£6,438,437	£4,679,451	£4,492,903	£4,026,533	£1,228,312	-£326,284

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£58,344,883	£44,611,694	£42,848,950	£42,662,349	£42,195,837	£39,396,783	£37,823,633
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£53,084,452	£39,913,265	£38,156,268	£37,970,208	£37,505,060	£34,688,160	£33,114,007
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£47,807,496	£35,197,888	£33,440,630	£33,252,237	£32,781,256	£29,955,369	£28,385,431
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£42,514,159	£30,454,543	£28,680,933	£28,493,000	£28,023,169	£25,204,176	£23,638,069
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£37,204,583	£25,673,082	£23,903,842	£23,716,324	£23,247,526	£20,434,743	£18,872,084
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£31,878,910	£20,874,859	£19,109,511	£18,922,361	£18,454,485	£15,647,228	£14,087,641
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£26,537,285	£16,060,023	£14,298,092	£14,111,265	£13,644,198	£10,841,793	£9,284,902
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£21,178,319	£11,228,723	£9,469,737	£9,283,189	£8,816,819	£6,018,598	£4,464,032

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£64,007,455	£50,274,266	£48,511,521	£48,324,918	£47,858,408	£45,059,354	£43,486,204
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£58,747,023	£45,575,837	£43,818,839	£43,632,780	£43,167,631	£40,350,732	£38,776,578
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£53,470,068	£40,860,459	£39,103,201	£38,914,808	£38,443,828	£35,617,940	£34,048,002
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£48,176,730	£36,117,114	£34,343,504	£34,155,572	£33,685,740	£30,866,747	£29,300,640
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£42,867,154	£31,335,653	£29,566,414	£29,378,895	£28,910,098	£26,097,314	£24,534,656
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£37,541,482	£26,537,430	£24,772,083	£24,584,932	£24,117,056	£21,309,799	£19,750,213
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£32,199,856	£21,722,595	£19,960,664	£19,773,836	£19,306,769	£16,504,365	£14,947,473
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£26,840,890	£16,891,294	£15,132,308	£14,945,761	£14,479,390	£11,681,170	£10,126,603

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units	
Value Area	Zone C - £2,000 psf

No Units	151
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR		£76,922,463	£63,076,880	£81,314,135	£81,127,532	£60,661,022	£57,861,968	£56,306,938
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£71,310,582	£58,032,620	£56,275,622	£56,089,563	£55,624,414	£52,833,523	£51,283,028
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£65,682,176	£52,971,412	£51,219,676	£51,034,115	£50,570,213	£47,786,795	£46,217,211
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£60,037,389	£47,893,402	£46,146,448	£45,961,340	£45,498,568	£42,686,888	£41,120,781
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£54,376,362	£42,798,735	£41,037,489	£40,849,969	£40,381,172	£37,568,388	£36,005,729
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£48,699,239	£37,659,438	£35,894,090	£35,706,940	£35,239,064	£32,431,807	£30,872,219
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£43,006,162	£32,496,534	£30,733,603	£30,546,776	£30,079,709	£27,277,304	£25,720,413
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£37,297,275	£27,315,167	£25,556,182	£25,369,634	£24,903,264	£22,105,043	£20,550,475

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£49,022,749	£35,177,165	£33,414,421	£33,227,817	£32,761,308	£29,962,254	£28,407,224
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£43,410,868	£30,132,906	£28,375,908	£28,189,848	£27,724,700	£24,933,809	£23,383,313
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£37,782,461	£25,071,698	£23,319,962	£23,134,401	£22,670,498	£19,887,081	£18,317,497
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£32,137,674	£19,993,688	£18,246,733	£18,061,625	£17,598,854	£14,787,174	£13,221,067
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£26,476,648	£14,899,021	£13,137,774	£12,950,255	£12,481,457	£9,668,674	£8,106,015
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£20,799,525	£9,759,723	£7,994,376	£7,807,225	£7,339,349	£4,532,092	£2,972,505
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£15,106,448	£4,595,820	£2,833,889	£2,647,062	£2,179,994	-£627,410	-£2,178,301
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£9,397,561	-£584,547	-£2,343,533	-£2,530,081	-£2,996,451	-£5,794,672	-£7,349,239

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£60,583,606	£46,738,022	£44,975,278	£44,788,674	£44,322,165	£41,523,111	£39,968,081
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£54,971,725	£41,693,763	£39,936,765	£39,750,706	£39,285,557	£36,494,666	£34,944,170
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£49,343,319	£36,632,555	£34,880,819	£34,695,258	£34,231,355	£31,447,938	£29,878,354
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£43,698,532	£31,554,545	£29,807,591	£29,622,482	£29,159,711	£26,348,031	£24,781,924
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£38,037,505	£26,459,878	£24,698,632	£24,511,112	£24,042,314	£21,229,531	£19,666,872
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£32,360,382	£21,320,580	£19,555,233	£19,368,083	£18,900,206	£16,092,949	£14,533,362
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£26,667,305	£16,156,677	£14,394,746	£14,207,919	£13,740,852	£10,938,427	£9,381,556
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£20,958,418	£10,976,310	£9,217,324	£9,030,777	£8,564,406	£5,766,186	£4,211,618

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£65,973,892	£51,128,308	£49,765,564	£49,578,960	£49,112,451	£46,313,397	£44,758,366
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£59,762,011	£46,484,048	£44,727,051	£44,540,991	£44,075,843	£41,284,952	£39,734,456
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£54,133,604	£41,422,841	£39,671,105	£39,485,544	£39,021,641	£36,238,224	£34,668,639
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£48,488,817	£36,344,831	£34,597,876	£34,412,768	£33,949,997	£31,138,317	£29,572,210
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£42,827,790	£31,250,164	£29,488,917	£29,301,398	£28,832,600	£26,019,817	£24,457,158
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£37,150,668	£26,110,866	£24,345,518	£24,158,368	£23,690,492	£20,883,235	£19,323,647
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£31,457,590	£20,946,963	£19,185,032	£18,998,205	£18,531,137	£15,728,733	£14,171,842
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£25,748,704	£15,766,596	£14,007,610	£13,821,062	£13,354,692	£10,556,471	£9,001,904

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£71,036,463	£57,190,880	£55,428,135	£55,241,532	£54,775,022	£51,975,968	£50,420,938
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£65,424,582	£52,146,620	£50,389,622	£50,203,563	£49,738,414	£46,947,523	£45,397,028
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£59,796,176	£47,085,412	£45,333,676	£45,148,115	£44,684,213	£41,900,795	£40,331,211
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£54,151,389	£42,007,402	£40,260,448	£40,075,340	£39,612,568	£36,800,888	£35,234,781
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£48,490,362	£36,912,735	£35,151,489	£34,963,969	£34,495,172	£31,682,388	£30,119,729
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£42,813,239	£31,773,438	£30,008,090	£29,820,940	£29,353,064	£26,545,807	£24,986,219
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£37,120,162	£26,609,534	£24,847,603	£24,660,776	£24,193,709	£21,391,304	£19,834,413
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£31,411,275	£21,429,167	£19,670,182	£19,483,634	£19,017,264	£16,219,043	£14,664,475

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units		Value Area	Zone C - RP Periphery £2,250 psf
No Units	151	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£94,468,454	£80,368,416	£78,605,671	£78,419,068	£77,952,558	£75,153,504	£73,585,474
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£88,004,479	£74,459,579	£72,702,582	£72,516,522	£72,051,374	£69,260,482	£67,709,986
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£81,497,447	£68,533,794	£66,782,058	£66,596,497	£66,132,595	£63,349,177	£61,802,834
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£74,974,034	£62,591,208	£60,844,253	£60,659,144	£60,196,374	£57,419,747	£55,877,177
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£68,434,381	£56,631,964	£54,889,315	£54,704,614	£54,242,862	£51,472,352	£49,933,179
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£61,878,631	£50,656,211	£48,917,396	£48,733,057	£48,272,213	£45,507,146	£43,962,237
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£55,306,929	£44,664,095	£42,928,644	£42,744,625	£42,284,577	£39,494,654	£37,937,763
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£48,719,415	£38,655,762	£36,900,863	£36,714,315	£36,247,945	£33,449,724	£31,895,158

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£66,568,739	£52,468,701	£50,705,957	£50,519,353	£50,052,844	£47,253,790	£45,686,760
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£60,104,764	£46,559,865	£44,802,868	£44,616,808	£44,151,659	£41,360,768	£39,810,272
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£53,597,732	£40,634,080	£38,882,344	£38,696,783	£38,232,880	£35,449,463	£33,903,119
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£47,074,319	£34,691,493	£32,944,539	£32,759,430	£32,296,659	£29,520,033	£27,977,463
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£40,534,666	£28,732,250	£26,989,601	£26,804,900	£26,343,148	£23,572,638	£22,033,465
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£33,978,917	£22,756,497	£21,017,681	£20,833,343	£20,372,499	£17,607,432	£16,062,523
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£27,407,215	£16,784,381	£15,028,930	£14,844,910	£14,384,863	£11,594,940	£10,038,049
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£20,819,701	£10,756,048	£9,001,148	£8,814,601	£8,348,231	£5,550,010	£3,995,443

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£76,129,596	£64,029,558	£62,266,814	£62,080,210	£61,613,701	£58,814,647	£57,259,617
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£71,665,622	£58,120,722	£56,363,725	£56,177,665	£55,712,517	£52,921,625	£51,371,129
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£65,158,589	£52,194,937	£50,443,201	£50,257,640	£49,793,737	£47,010,320	£45,463,977
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£58,635,176	£46,252,351	£44,505,396	£44,320,287	£43,857,517	£41,080,890	£39,538,320
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£52,095,524	£40,293,107	£38,550,458	£38,365,757	£37,904,005	£35,133,495	£33,594,322
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£45,539,774	£34,317,354	£32,578,539	£32,394,200	£31,933,356	£29,168,289	£27,623,380
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£38,968,072	£28,325,238	£26,589,787	£26,405,768	£25,945,720	£23,155,797	£21,598,906
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£32,380,558	£22,316,905	£20,562,006	£20,375,458	£19,909,088	£17,110,867	£15,556,300

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£92,010,982	£88,819,844	£87,057,100	£86,870,496	£86,403,987	£83,604,933	£82,049,902
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£76,455,907	£62,911,008	£61,154,010	£60,967,951	£60,502,802	£57,711,910	£56,161,415
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£69,948,875	£56,985,223	£55,233,487	£55,047,926	£54,584,023	£51,800,606	£50,254,262
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£63,425,462	£51,042,636	£49,295,682	£49,110,573	£48,647,802	£45,871,176	£44,328,606
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£56,885,809	£45,083,393	£43,340,743	£43,156,043	£42,694,291	£39,923,780	£38,384,608
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£50,330,060	£39,107,640	£37,368,824	£37,184,486	£36,723,642	£33,958,575	£32,413,665
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£43,758,358	£33,115,524	£31,380,073	£31,196,053	£30,736,006	£27,946,083	£26,389,192
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£37,170,844	£27,107,191	£25,352,291	£25,165,743	£24,699,373	£21,901,153	£20,346,586

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£88,582,454	£74,482,416	£72,719,671	£72,533,068	£72,066,558	£69,267,504	£67,712,474
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£82,118,479	£68,573,579	£66,816,582	£66,630,522	£66,165,374	£63,374,482	£61,823,986
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£75,611,447	£62,647,794	£60,896,058	£60,710,497	£60,246,595	£57,463,177	£55,916,834
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£69,088,034	£56,705,208	£54,958,253	£54,773,144	£54,310,374	£51,533,747	£49,991,177
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£62,548,381	£50,745,964	£49,003,315	£48,818,614	£48,356,862	£45,586,352	£44,047,179
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£55,992,631	£44,770,211	£43,031,396	£42,847,057	£42,386,213	£39,621,146	£38,076,237
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£49,420,929	£38,778,095	£37,042,644	£36,858,625	£36,398,577	£33,608,654	£32,051,763
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£42,833,415	£32,769,762	£31,014,863	£30,828,315	£30,361,945	£27,563,724	£26,009,158

LB Camden
Local Plan Viability Testing 2025

Resi 15 & Extra Care - 151 Flats and 35 Extra Care Units		Value Area	Zone C - RP Periphery £2,450 psf
No Units	151	Sales value inflation	Base
Site Area	0.29 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR		£108,439,431	£94,201,645	£92,438,900	£92,252,297	£91,785,787	£88,986,733	£87,431,703
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£101,276,969	£87,601,146	£85,844,149	£85,658,089	£85,192,941	£82,402,049	£80,851,554
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£94,098,232	£80,983,700	£79,231,964	£79,046,403	£78,582,501	£75,799,083	£74,252,740
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£86,903,359	£74,349,452	£72,602,497	£72,417,389	£71,954,618	£69,177,992	£67,635,422
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£79,680,796	£67,698,547	£65,955,898	£65,771,197	£65,309,445	£62,538,934	£60,999,762
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£72,422,145	£61,031,133	£59,292,317	£59,107,979	£58,647,135	£55,882,068	£54,345,920
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£65,147,542	£54,347,355	£52,611,904	£52,427,885	£51,967,837	£49,207,551	£47,674,057
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£57,857,127	£47,647,361	£45,914,811	£45,731,067	£45,271,705	£42,515,539	£40,970,903

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£60,539,717	£66,301,939	£64,539,186	£64,352,582	£63,886,073	£61,087,019	£59,531,989
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£73,977,255	£59,701,432	£57,944,435	£57,758,375	£57,293,226	£54,502,335	£52,951,840
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£66,198,518	£53,083,986	£51,332,250	£51,146,689	£50,682,786	£47,899,369	£46,353,025
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£59,003,645	£46,449,737	£44,702,783	£44,517,675	£44,054,903	£41,278,278	£39,735,708
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£51,781,081	£39,798,833	£38,056,184	£37,871,483	£37,409,731	£34,639,220	£33,100,048
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£44,522,431	£33,131,419	£31,392,602	£31,208,265	£30,747,421	£27,982,354	£26,446,205
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£37,247,827	£26,447,641	£24,712,190	£24,528,170	£24,068,123	£21,307,836	£19,774,343
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£29,957,413	£19,747,647	£18,015,097	£17,831,353	£17,371,991	£14,615,825	£13,071,188

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£92,100,574	£77,862,787	£76,100,043	£75,913,439	£75,446,930	£72,647,876	£71,092,846
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£84,938,112	£71,262,289	£69,505,292	£69,319,232	£68,854,084	£66,063,192	£64,512,697
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£77,759,375	£64,644,843	£62,893,107	£62,707,546	£62,243,643	£59,460,226	£57,913,883
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£70,564,502	£58,010,595	£56,263,640	£56,078,532	£55,615,761	£52,839,135	£51,296,565
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£63,341,938	£51,359,690	£49,617,041	£49,432,340	£48,970,588	£46,200,077	£44,660,905
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£56,083,288	£44,692,276	£42,953,460	£42,769,122	£42,308,278	£39,543,211	£38,007,062
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£48,808,685	£38,008,498	£36,273,047	£36,089,028	£35,628,980	£32,868,693	£31,335,200
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£41,518,270	£31,308,504	£29,575,954	£29,392,210	£28,932,848	£26,176,682	£24,632,046

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£96,860,859	£82,603,073	£80,890,329	£80,703,725	£80,237,216	£77,438,162	£75,883,131
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£89,728,398	£76,052,575	£74,295,577	£74,109,518	£73,644,369	£70,853,477	£69,302,983
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£82,549,661	£69,435,129	£67,683,393	£67,497,832	£67,033,929	£64,250,512	£62,704,168
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£75,354,788	£62,800,880	£61,053,926	£60,868,818	£60,406,046	£57,629,421	£56,086,851
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£68,132,224	£56,149,976	£54,407,326	£54,222,626	£53,760,874	£50,990,363	£49,451,191
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£60,873,574	£49,482,562	£47,743,745	£47,559,408	£47,098,564	£44,333,497	£42,797,348
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£53,598,970	£42,798,784	£41,063,333	£40,879,313	£40,419,266	£37,658,979	£36,125,485
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£46,308,556	£36,098,790	£34,366,239	£34,182,496	£33,723,134	£30,966,968	£29,422,331

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	19%	£102,553,431	£88,315,645	£86,552,900	£86,366,297	£85,899,787	£83,100,733	£81,545,703
35 Extra Care @ LAR & 60% LAR : 40% CIR	24%	£95,390,969	£81,715,146	£79,958,149	£79,772,089	£79,306,941	£76,516,049	£74,965,554
35 Extra Care @ LAR & 60% LAR : 40% CIR	29%	£88,212,232	£75,097,700	£73,345,964	£73,160,403	£72,696,501	£69,913,083	£68,366,740
35 Extra Care @ LAR & 60% LAR : 40% CIR	34%	£81,017,359	£68,463,452	£66,716,497	£66,531,389	£66,068,618	£63,291,992	£61,749,422
35 Extra Care @ LAR & 60% LAR : 40% CIR	39%	£73,794,796	£61,812,547	£60,069,898	£59,885,197	£59,423,445	£56,652,934	£55,113,762
35 Extra Care @ LAR & 60% LAR : 40% CIR	44%	£66,536,145	£55,145,133	£53,406,317	£53,221,979	£52,761,135	£49,996,068	£48,459,920
35 Extra Care @ LAR & 60% LAR : 40% CIR	49%	£59,261,542	£48,461,355	£46,725,904	£46,541,885	£46,081,837	£43,321,551	£41,788,057
35 Extra Care @ LAR & 60% LAR : 40% CIR	54%	£51,971,127	£41,761,361	£40,028,811	£39,845,067	£39,385,705	£36,629,539	£35,084,903

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units	Value Area	Zone C - £1,050 psf

No Units	526
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£69,068,736	£32,072,350	£27,984,085	£27,571,536	£26,540,163	£20,351,028	£16,913,629
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£62,620,978	£26,839,021	£22,567,470	£22,158,502	£21,129,081	£14,952,966	£11,488,294
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£55,609,038	£21,359,505	£17,103,385	£16,693,876	£15,670,106	£9,464,028	£6,011,665
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£48,553,349	£15,834,251	£11,564,466	£11,151,537	£10,119,219	£3,925,304	£484,240
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£41,416,027	£10,231,655	£5,963,572	£5,541,881	£4,512,653	-£1,688,087	-£5,173,433
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£34,231,974	£4,562,358	£296,065	-£116,256	-£1,158,351	-£7,448,106	-£11,016,073
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£27,005,042	-£1,169,412	-£5,498,951	-£5,919,535	-£6,978,624	-£13,385,317	-£16,944,590
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£19,735,666	-£7,059,877	-£11,487,867	-£11,914,058	-£12,979,535	-£19,389,899	-£22,988,233
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£12,370,886	-£13,119,584	-£17,547,081	-£17,978,068	-£19,055,536	-£25,520,345	-£29,126,624
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£4,956,076	-£19,269,541	-£23,739,825	-£24,170,119	-£25,245,856	-£31,778,820	-£35,414,387

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£211,452,139	-£248,468,825	-£252,790,791	-£253,199,338	-£254,200,115	-£260,184,847	-£263,527,294
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£218,119,897	-£253,901,854	-£258,173,405	-£258,584,373	-£259,611,794	-£265,787,909	-£269,252,581
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£225,131,837	-£259,381,370	-£263,637,490	-£264,046,999	-£265,070,769	-£271,276,847	-£274,729,210
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£232,187,526	-£264,906,624	-£269,176,409	-£269,589,338	-£270,621,656	-£276,815,571	-£280,256,635
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£239,324,848	-£270,509,220	-£274,787,303	-£275,198,984	-£276,228,222	-£282,428,962	-£285,914,308
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£246,508,901	-£276,178,517	-£280,444,810	-£280,857,131	-£281,899,226	-£288,188,981	-£291,756,548
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£253,735,833	-£281,910,287	-£286,239,826	-£286,660,810	-£287,719,499	-£294,126,192	-£297,685,465
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£261,005,209	-£287,800,752	-£292,228,742	-£292,654,933	-£293,720,410	-£300,130,774	-£303,729,108
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£268,366,989	-£293,860,459	-£298,287,996	-£298,718,843	-£299,796,411	-£306,261,220	-£309,867,499
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£275,784,799	-£300,010,416	-£304,480,700	-£304,910,994	-£305,986,731	-£312,519,695	-£316,155,262

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£94,821,014	-£132,137,400	-£136,425,665	-£136,838,214	-£137,869,587	-£144,057,922	-£147,486,121
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£101,788,772	-£137,570,729	-£141,842,280	-£142,253,248	-£143,280,669	-£149,456,784	-£152,921,456
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£108,800,712	-£143,050,245	-£147,306,365	-£147,715,874	-£148,739,644	-£154,945,722	-£158,398,085
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£115,856,401	-£148,575,499	-£152,845,284	-£153,258,213	-£154,290,531	-£160,484,446	-£163,925,510
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£122,993,723	-£154,178,095	-£158,456,178	-£158,867,859	-£159,897,097	-£166,097,837	-£169,583,183
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£130,177,776	-£159,847,392	-£164,113,685	-£164,526,006	-£165,568,101	-£171,857,856	-£175,425,423
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£137,404,708	-£165,579,162	-£169,908,701	-£170,329,685	-£171,388,374	-£177,795,067	-£181,354,340
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£144,674,084	-£171,469,627	-£175,897,617	-£176,323,808	-£177,389,285	-£183,799,649	-£187,397,983
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£152,038,864	-£177,529,334	-£181,956,871	-£182,387,718	-£183,465,286	-£189,930,095	-£193,536,374
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£159,453,674	-£183,679,391	-£188,149,675	-£188,579,969	-£189,655,706	-£196,188,670	-£199,824,137

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£80,019,764	-£91,935,150	-£96,223,416	-£96,635,964	-£97,667,337	-£103,855,672	-£107,283,871
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£83,386,522	-£89,368,479	-£93,640,030	-£94,050,998	-£95,078,419	-£101,254,534	-£104,719,206
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£80,598,462	-£84,847,995	-£89,104,115	-£89,513,624	-£90,537,394	-£96,743,472	-£100,195,835
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£67,654,151	-£100,313,249	-£104,643,034	-£105,055,963	-£106,088,281	-£112,282,196	-£115,723,260
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£74,791,473	-£105,975,845	-£110,253,928	-£110,665,619	-£111,694,847	-£117,895,587	-£121,380,933
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£81,975,526	-£111,645,142	-£115,911,435	-£116,323,756	-£117,365,851	-£123,655,606	-£127,223,173
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£89,202,458	-£117,376,912	-£121,706,451	-£122,127,435	-£123,186,124	-£129,592,817	-£133,152,090
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£96,471,834	-£123,267,377	-£127,695,367	-£128,121,558	-£129,187,035	-£135,597,399	-£139,195,733
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£103,836,614	-£129,327,084	-£133,754,621	-£134,185,468	-£135,263,036	-£141,727,845	-£145,334,124
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£111,251,424	-£135,477,141	-£139,947,425	-£140,377,719	-£141,453,456	-£147,986,420	-£151,621,887

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£10,360,861	-£26,955,525	-£31,243,790	-£31,656,339	-£32,687,712	-£38,875,947	-£42,314,246
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£3,393,103	-£32,388,854	-£36,660,405	-£37,071,373	-£38,098,794	-£44,274,909	-£47,739,581
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£3,618,837	-£37,868,370	-£42,124,490	-£42,533,999	-£43,557,769	-£49,763,847	-£53,216,210
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£10,674,526	-£43,393,624	-£47,663,409	-£48,076,338	-£49,108,656	-£55,302,571	-£58,743,635
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£17,811,848	-£48,996,220	-£53,274,303	-£53,685,984	-£54,715,222	-£60,915,962	-£64,401,308
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£24,995,901	-£54,665,517	-£58,931,810	-£59,344,131	-£60,386,226	-£66,675,981	-£70,243,548
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£32,222,833	-£60,397,287	-£64,726,826	-£65,147,810	-£66,206,499	-£72,613,192	-£76,172,465
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£39,492,209	-£66,287,752	-£70,715,742	-£71,141,933	-£72,207,410	-£78,617,774	-£82,216,108
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£46,856,989	-£72,347,459	-£76,774,996	-£77,205,843	-£78,283,411	-£84,748,220	-£88,354,499
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£54,271,799	-£78,497,516	-£82,967,700	-£83,397,994	-£84,473,731	-£91,006,695	-£94,642,262

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units		Value Area	Zone C - £1,150 psf
No Units	526	Sales value inflation	Base
Site Area	2.88 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£90,763,812	£53,314,017	£49,071,814	£48,663,510	£47,643,253	£41,482,884	£38,044,975
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£82,680,300	£46,868,474	£42,641,878	£42,230,910	£41,203,489	£35,038,966	£31,614,230
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£74,612,607	£40,377,233	£36,121,244	£35,711,736	£34,687,965	£28,545,344	£25,132,776
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£66,501,164	£33,795,563	£29,553,603	£29,145,435	£28,125,015	£22,002,502	£18,601,106
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£58,346,402	£27,168,474	£22,939,415	£22,532,469	£21,515,106	£15,410,927	£12,001,925
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£50,148,752	£20,496,549	£16,279,144	£15,873,304	£14,858,704	£8,727,396	£5,305,951
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£41,896,888	£13,780,236	£9,560,860	£9,141,317	£8,117,385	£1,973,790	-£1,461,281
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£33,563,809	£6,979,539	£2,733,096	£2,324,407	£1,302,685	-£4,901,305	-£8,419,157
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£25,188,720	£108,452	-£4,152,923	-£4,607,068	-£5,646,748	-£12,019,760	-£15,564,664
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£16,766,959	-£6,951,366	-£11,363,759	-£11,786,463	-£12,850,226	-£19,244,036	-£22,829,825

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£190,597,763	-£237,726,558	-£231,969,261	-£232,097,365	-£233,087,622	-£239,237,581	-£242,650,550
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£198,060,575	-£233,872,401	-£238,098,997	-£238,509,965	-£239,537,386	-£245,701,909	-£249,126,645
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£206,128,268	-£240,363,642	-£244,619,631	-£245,029,139	-£246,052,910	-£252,195,531	-£255,608,099
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£214,239,711	-£246,945,312	-£251,187,272	-£251,595,440	-£252,615,860	-£258,738,373	-£262,139,769
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£222,394,473	-£253,572,401	-£257,801,460	-£258,208,406	-£259,225,769	-£265,329,948	-£268,738,950
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£230,592,123	-£260,244,326	-£264,467,731	-£264,867,571	-£265,882,171	-£272,013,479	-£276,434,924
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£238,843,987	-£266,960,639	-£271,189,985	-£271,599,558	-£272,623,490	-£278,767,085	-£282,202,156
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£247,177,066	-£273,761,536	-£278,007,779	-£278,416,468	-£279,436,190	-£285,642,180	-£289,160,032
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£255,552,155	-£280,632,423	-£284,953,798	-£285,347,941	-£286,387,623	-£292,760,635	-£296,305,539
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£263,973,916	-£287,692,241	-£292,104,634	-£292,529,338	-£293,591,101	-£299,984,911	-£303,570,700

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£73,705,938	-£111,095,733	-£115,338,136	-£115,746,240	-£116,766,497	-£122,926,866	-£126,364,775
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£81,729,450	-£117,541,276	-£121,767,872	-£122,178,840	-£123,206,261	-£129,370,784	-£132,795,520
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£89,797,143	-£124,032,517	-£128,288,506	-£128,698,014	-£129,721,785	-£135,864,406	-£139,276,974
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£97,908,586	-£130,614,187	-£134,856,147	-£135,264,315	-£136,284,735	-£142,407,248	-£145,808,644
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£106,063,348	-£137,241,276	-£141,470,335	-£141,877,281	-£142,894,644	-£148,998,823	-£152,407,825
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£114,260,998	-£143,913,201	-£148,136,606	-£148,536,446	-£149,551,046	-£155,682,354	-£159,103,799
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£122,512,862	-£150,629,514	-£154,858,860	-£155,268,433	-£156,292,365	-£162,435,960	-£165,871,031
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£130,845,941	-£157,430,411	-£161,676,654	-£162,085,343	-£163,107,065	-£169,311,055	-£172,828,907
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£139,221,030	-£164,301,298	-£168,622,673	-£169,016,816	-£170,056,498	-£176,429,510	-£179,974,414
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£147,642,791	-£171,361,116	-£175,773,509	-£176,198,213	-£177,259,976	-£183,653,786	-£187,239,575

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£62,263,687	-£82,982,496	-£87,210,296	-£87,543,540	-£88,564,247	-£94,724,616	-£98,162,525
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£33,527,200	-£69,339,026	-£73,565,622	-£73,976,590	-£75,004,011	-£81,168,534	-£84,593,270
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£41,594,893	-£75,830,267	-£80,086,256	-£80,495,764	-£81,519,535	-£87,662,156	-£91,074,724
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£49,706,336	-£82,411,937	-£86,653,897	-£87,062,065	-£88,082,485	-£94,204,998	-£97,606,394
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£57,861,098	-£89,039,026	-£93,268,085	-£93,675,031	-£94,692,394	-£100,796,573	-£104,205,575
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£66,058,748	-£95,710,951	-£99,934,356	-£100,334,196	-£101,348,796	-£107,480,104	-£110,901,549
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£74,310,612	-£102,427,264	-£106,656,610	-£107,066,183	-£108,090,115	-£114,233,710	-£117,668,781
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£82,643,691	-£109,227,961	-£113,474,404	-£113,883,093	-£114,904,815	-£121,108,805	-£124,626,657
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£91,018,780	-£116,099,048	-£120,420,423	-£120,814,566	-£121,854,248	-£128,227,260	-£131,772,164
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£99,440,541	-£123,158,866	-£127,571,259	-£127,995,963	-£129,057,726	-£135,451,536	-£139,037,325

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£31,475,937	-£5,913,858	-£10,156,261	-£10,564,365	-£11,584,622	-£17,744,991	-£21,182,900
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£23,452,425	-£12,359,401	-£16,585,997	-£16,996,965	-£18,024,386	-£24,188,909	-£27,613,645
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£15,384,732	-£18,850,642	-£23,106,631	-£23,516,139	-£24,539,910	-£30,682,531	-£34,095,099
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£7,273,289	-£25,432,312	-£29,674,272	-£30,082,440	-£31,102,860	-£37,225,373	-£40,626,769
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£881,473	-£32,059,401	-£36,288,460	-£36,695,406	-£37,712,769	-£43,816,948	-£47,225,950
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£9,079,123	-£38,731,326	-£42,948,731	-£43,354,571	-£44,369,171	-£50,500,479	-£53,921,924
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£17,330,987	-£45,447,639	-£49,676,985	-£50,086,558	-£51,110,490	-£57,254,085	-£60,689,156
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£25,664,066	-£52,248,536	-£56,494,779	-£56,903,468	-£57,925,190	-£64,129,180	-£67,647,032
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£34,039,155	-£59,119,423	-£63,440,798	-£63,834,941	-£64,874,623	-£71,247,635	-£74,792,539
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£42,460,916	-£66,179,241	-£70,591,634	-£71,016,338	-£72,078,101	-£78,471,911	-£82,057,700

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units	Value Area	Zone C - £1,350 psf

No Units	526
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£102,747,399	£95,102,105	£90,901,776	£90,497,726	£89,487,719	£83,389,490	£79,988,632
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£122,653,100	£86,604,039	£82,416,999	£82,010,461	£80,994,113	£74,896,027	£71,508,201
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£112,515,021	£78,058,238	£73,847,637	£73,442,542	£72,429,806	£66,353,389	£62,977,602
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£102,333,586	£69,428,356	£65,231,765	£64,827,996	£63,818,576	£57,762,054	£54,397,319
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£92,109,224	£60,753,669	£56,569,842	£56,167,283	£55,160,886	£49,122,502	£45,767,844
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£81,821,367	£52,034,622	£47,862,326	£47,460,860	£46,457,196	£40,435,212	£37,085,531
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£71,469,752	£43,271,659	£39,109,675	£38,709,188	£37,707,971	£31,666,845	£28,293,086
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£61,076,110	£34,465,228	£30,292,449	£29,888,472	£28,878,530	£22,818,877	£19,452,403
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£50,640,872	£25,573,402	£21,383,612	£20,980,396	£19,972,355	£13,924,113	£10,563,977
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£40,164,470	£16,613,537	£12,430,544	£12,027,976	£11,021,556	£4,934,152	£1,540,288

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£147,852,477	-£185,536,772	-£189,830,058	-£190,243,110	-£191,253,118	-£197,351,355	-£200,752,243
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£158,087,775	-£194,136,836	-£198,323,876	-£198,730,414	-£199,746,762	-£205,844,848	-£209,232,674
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£168,225,854	-£202,682,637	-£206,893,238	-£207,298,333	-£208,311,069	-£214,387,486	-£217,763,273
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£178,407,289	-£211,312,519	-£215,509,110	-£215,912,879	-£216,922,299	-£222,978,821	-£226,343,556
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£188,631,651	-£219,987,206	-£224,171,033	-£224,573,592	-£225,579,989	-£231,618,373	-£234,973,031
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£198,918,508	-£228,706,253	-£232,878,549	-£233,280,015	-£234,283,679	-£240,306,663	-£243,655,344
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£209,271,123	-£237,469,216	-£241,631,200	-£242,031,687	-£243,032,904	-£249,074,030	-£252,447,780
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£219,664,765	-£246,275,647	-£250,448,426	-£250,852,403	-£251,862,345	-£257,921,998	-£261,288,472
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£230,100,003	-£255,167,473	-£259,357,263	-£259,760,479	-£260,768,520	-£266,816,762	-£270,176,898
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£240,576,405	-£264,127,338	-£268,310,331	-£268,712,899	-£269,719,319	-£275,806,723	-£279,200,547

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£31,662,352	-£69,307,645	-£73,507,974	-£73,911,991	-£74,922,031	-£81,020,260	-£84,421,116
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£41,756,650	-£77,805,711	-£81,992,751	-£82,399,289	-£83,415,637	-£89,513,723	-£92,901,549
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£51,894,729	-£86,351,512	-£90,562,113	-£90,967,208	-£91,979,944	-£98,056,361	-£101,432,148
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£62,076,164	-£94,981,394	-£99,177,985	-£99,581,754	-£100,591,174	-£106,647,696	-£110,012,431
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£72,300,526	-£103,656,081	-£107,839,908	-£108,242,467	-£109,248,864	-£115,287,248	-£118,641,906
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£82,588,383	-£112,376,128	-£116,547,424	-£116,948,890	-£117,952,554	-£123,975,538	-£127,324,219
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£92,939,998	-£121,138,091	-£125,300,075	-£125,700,562	-£126,701,779	-£132,742,905	-£136,116,654
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£103,333,640	-£129,944,522	-£134,117,301	-£134,521,278	-£135,531,220	-£141,590,873	-£144,957,347
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£113,768,878	-£138,836,348	-£143,026,138	-£143,429,354	-£144,437,395	-£150,485,637	-£153,845,773
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£124,245,280	-£147,796,213	-£151,979,206	-£152,381,774	-£153,388,194	-£159,475,598	-£162,869,422

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£16,539,868	-£21,104,213	-£25,295,124	-£25,700,070	-£26,710,157	-£32,810,018	-£36,210,960
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£6,445,600	-£29,603,461	-£33,790,501	-£34,197,039	-£35,213,387	-£41,311,473	-£44,699,299
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£3,692,479	-£38,149,262	-£42,359,863	-£42,764,958	-£43,777,694	-£49,854,111	-£53,229,898
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£13,873,914	-£46,779,144	-£50,975,735	-£51,379,504	-£52,388,924	-£58,445,446	-£61,810,181
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£24,098,276	-£55,453,831	-£59,637,658	-£60,040,217	-£61,046,614	-£67,084,998	-£70,439,656
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£34,386,133	-£64,172,878	-£68,345,174	-£68,746,640	-£69,750,304	-£75,772,288	-£79,121,969
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£44,737,748	-£72,935,841	-£77,097,825	-£77,498,312	-£78,499,529	-£84,540,655	-£87,914,404
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£55,131,390	-£81,742,272	-£85,915,051	-£86,319,028	-£87,328,970	-£93,388,623	-£96,755,097
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£65,566,628	-£90,634,098	-£94,823,888	-£95,227,104	-£96,235,145	-£102,283,387	-£105,643,523
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£76,043,030	-£99,593,963	-£103,776,956	-£104,179,524	-£105,185,944	-£111,273,348	-£114,667,212

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£73,519,523	£35,874,230	£31,673,901	£31,269,884	£30,259,844	£24,161,615	£20,760,757
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£83,425,225	£27,376,164	£23,189,124	£22,782,586	£21,766,238	£15,668,152	£12,280,326
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£53,287,146	£18,830,363	£14,619,762	£14,214,667	£13,201,931	£7,125,514	£3,749,727
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£43,105,711	£10,200,481	£6,003,890	£5,600,121	£4,590,701	-£1,465,821	-£4,830,556
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£32,881,349	£1,525,794	-£2,658,033	-£3,060,592	-£4,066,989	-£10,105,373	-£13,460,031
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£22,593,492	-£7,193,253	-£11,365,549	-£11,767,015	-£12,770,679	-£18,792,663	-£22,142,344
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£12,241,877	-£15,956,216	-£20,118,200	-£20,518,687	-£21,519,904	-£27,561,030	-£30,934,780
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£1,848,235	-£24,752,647	-£28,925,426	-£29,329,403	-£30,339,345	-£36,398,998	-£39,775,472
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£8,587,003	-£33,654,473	-£37,844,263	-£38,247,479	-£39,255,520	-£45,303,762	-£48,663,898
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£19,063,405	-£42,614,338	-£46,797,331	-£47,199,899	-£48,206,319	-£54,293,723	-£57,687,587

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units	Value Area	Zone C - £1,500 psf

No Units	526
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£164,242,510	£160,268,270	£122,007,940	£121,663,504	£120,653,883	£114,393,639	£111,226,836
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£152,573,456	£116,211,895	£112,027,941	£111,625,472	£110,619,304	£104,582,289	£101,228,391
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£140,860,621	£106,110,275	£101,941,436	£101,540,398	£100,537,805	£94,522,245	£91,180,267
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£129,104,430	£95,963,847	£91,808,880	£91,409,155	£90,409,846	£84,413,985	£81,082,952
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£117,305,313	£85,773,054	£81,630,725	£81,232,199	£80,235,882	£74,243,171	£70,888,514
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£105,463,695	£75,538,337	£71,407,427	£71,009,983	£70,007,824	£63,985,840	£60,640,294
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£93,580,003	£65,252,245	£61,090,261	£60,689,774	£59,688,556	£53,681,251	£50,343,860
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£81,654,665	£54,875,771	£50,722,891	£50,323,269	£49,324,214	£43,329,883	£39,999,700
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£69,644,442	£44,456,275	£40,311,301	£39,912,432	£38,915,258	£32,932,216	£29,581,837
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£57,584,408	£33,994,199	£29,855,950	£29,457,722	£28,454,595	£22,416,073	£19,061,340

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£155,468,325	-£151,472,205	-£113,612,230	-£113,268,921	-£112,260,652	-£106,147,236	-£103,114,039
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£128,167,419	-£164,526,980	-£168,712,934	-£169,115,403	-£170,121,571	-£176,158,586	-£179,512,484
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£139,880,254	-£174,630,600	-£178,799,439	-£179,200,477	-£180,203,070	-£186,218,630	-£189,560,608
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£151,636,445	-£184,777,028	-£188,931,995	-£189,331,720	-£190,331,029	-£196,326,890	-£199,657,923
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£163,435,562	-£194,967,821	-£199,110,150	-£199,508,676	-£200,504,993	-£206,497,704	-£209,852,361
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£175,277,180	-£205,202,538	-£209,333,448	-£209,730,892	-£210,733,051	-£216,755,035	-£220,100,581
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£187,160,872	-£215,488,630	-£219,650,614	-£220,051,101	-£221,052,319	-£227,059,624	-£230,397,015
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£199,086,210	-£225,865,104	-£230,017,984	-£230,417,606	-£231,416,661	-£237,410,992	-£240,741,175
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£211,096,453	-£236,264,600	-£240,429,574	-£240,828,443	-£241,825,617	-£247,808,659	-£251,169,038
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£223,156,467	-£246,746,676	-£250,884,925	-£251,283,153	-£252,286,280	-£258,324,802	-£261,679,535

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£167,240	-£39,141,480	-£42,341,810	-£42,745,826	-£43,755,867	-£49,816,111	-£53,182,914
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£11,636,294	-£43,187,855	-£52,381,809	-£52,784,278	-£53,790,446	-£59,827,461	-£63,181,359
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£23,540,129	-£58,290,475	-£62,448,314	-£62,849,352	-£63,871,945	-£69,887,505	-£73,229,483
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£35,305,920	-£68,445,903	-£72,600,870	-£73,000,595	-£73,999,904	-£79,995,765	-£83,326,798
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£47,104,437	-£78,636,696	-£82,779,025	-£83,177,551	-£84,173,868	-£90,166,579	-£93,521,236
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£58,946,055	-£88,871,413	-£93,002,323	-£93,399,767	-£94,401,926	-£100,423,910	-£103,769,456
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£70,829,747	-£99,157,505	-£103,319,489	-£103,719,976	-£104,721,194	-£110,728,499	-£114,065,890
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£82,755,085	-£109,533,979	-£113,686,859	-£114,086,481	-£115,085,536	-£121,079,867	-£124,410,050
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£94,765,328	-£119,953,475	-£124,098,449	-£124,497,318	-£125,494,492	-£131,477,534	-£134,827,913
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£106,825,342	-£130,415,551	-£134,553,800	-£134,952,028	-£135,955,155	-£141,993,677	-£145,348,410

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£48,035,010	£10,060,770	£5,860,440	£5,456,424	£4,446,383	-£1,613,861	-£4,980,664
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£36,365,956	£4,395	-£4,179,559	-£4,582,028	-£5,588,196	-£11,625,211	-£14,979,109
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£24,653,121	-£10,097,223	-£14,266,064	-£14,667,102	-£15,689,695	-£21,685,255	-£25,027,233
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£12,896,930	-£20,243,653	-£24,398,620	-£24,798,345	-£25,797,654	-£31,793,515	-£35,124,548
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£1,097,813	-£30,434,446	-£34,576,775	-£34,975,301	-£35,971,618	-£41,964,329	-£45,318,986
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£10,740,803	-£40,669,163	-£44,800,073	-£45,197,517	-£46,199,676	-£52,221,660	-£55,567,206
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£22,627,497	-£50,955,255	-£55,117,239	-£55,517,726	-£56,518,944	-£62,526,249	-£65,863,640
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£34,552,835	-£61,331,729	-£65,484,609	-£65,884,231	-£66,883,286	-£72,877,617	-£76,207,800
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£46,563,078	-£71,751,225	-£75,896,199	-£76,295,068	-£77,292,242	-£83,275,284	-£86,625,663
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£58,623,092	-£82,213,301	-£86,351,550	-£86,749,778	-£87,752,905	-£93,791,427	-£97,146,160

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£105,014,635	£67,040,395	£62,840,065	£62,436,049	£61,426,008	£55,365,764	£51,998,961
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£93,345,581	£56,984,020	£52,800,066	£52,397,597	£51,391,429	£45,354,414	£42,000,516
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£81,632,746	£46,882,400	£42,713,561	£42,312,523	£41,309,930	£35,294,370	£31,952,392
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£69,876,555	£36,735,972	£32,581,005	£32,181,280	£31,181,971	£25,186,110	£21,855,077
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£58,077,438	£26,545,179	£22,402,850	£22,004,324	£21,008,007	£15,015,296	£11,660,639
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£46,235,820	£16,310,462	£12,179,552	£11,782,108	£10,779,949	£4,757,965	£1,412,419
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£34,352,128	£6,024,370	£1,862,386	£1,461,899	£460,681	-£5,546,624	-£8,884,015
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£22,426,790	-£4,362,104	-£8,514,984	-£8,914,606	-£9,913,661	-£15,907,992	-£19,238,175
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£10,416,567	-£14,771,600	-£18,916,574	-£19,315,443	-£20,312,617	-£26,295,659	-£29,646,038
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£1,643,467	-£25,233,676	-£29,371,925	-£29,770,153	-£30,773,280	-£36,811,802	-£40,166,536

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units	Value Area	Zone C - £1,750 psf

No Units	526
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£216,644,769	£178,064,081	£173,502,076	£173,501,783	£172,501,283	£166,496,835	£163,161,140
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£202,384,321	£165,451,840	£161,306,081	£160,907,332	£159,910,460	£153,928,715	£150,574,818
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£188,080,432	£152,794,779	£148,664,000	£148,266,669	£147,273,341	£141,271,492	£137,929,514
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£173,722,504	£140,053,317	£135,960,946	£135,561,222	£134,561,912	£128,566,051	£125,235,017
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£159,298,794	£127,327,940	£123,185,612	£122,787,085	£121,790,768	£115,812,867	£112,491,812
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£144,832,584	£114,496,042	£110,365,132	£109,967,588	£108,974,078	£103,012,417	£99,700,382
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£130,324,299	£101,620,663	£97,499,962	£97,103,487	£96,112,300	£90,165,171	£86,861,212
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£115,774,368	£88,702,242	£84,590,554	£84,194,936	£83,205,889	£77,271,608	£73,974,786
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£101,183,217	£75,741,220	£71,637,362	£71,242,488	£70,255,304	£64,332,202	£61,039,141
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£86,551,272	£62,738,038	£58,640,051	£58,241,823	£57,246,253	£51,272,831	£47,964,262

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£54,994,231	-£102,574,814	-£106,836,720	-£107,238,282	-£108,239,782	-£114,244,046	-£117,579,740
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£78,356,554	-£115,289,035	-£119,434,794	-£119,833,543	-£120,830,415	-£126,812,160	-£130,166,057
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£92,660,443	-£127,946,096	-£132,076,875	-£132,474,206	-£133,467,534	-£139,469,383	-£142,811,361
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£107,018,371	-£140,647,558	-£144,779,929	-£145,179,653	-£146,178,963	-£152,174,824	-£155,505,858
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£121,442,081	-£153,412,935	-£157,555,263	-£157,953,790	-£158,950,107	-£164,928,008	-£168,249,063
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£135,908,291	-£166,244,833	-£170,375,743	-£170,773,187	-£171,766,797	-£177,728,458	-£181,040,493
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£150,416,576	-£179,120,212	-£183,240,913	-£183,637,388	-£184,628,575	-£190,575,704	-£193,879,663
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£164,966,507	-£192,038,633	-£196,150,321	-£196,545,939	-£197,534,986	-£203,469,267	-£206,766,089
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£179,557,808	-£204,999,855	-£209,103,513	-£209,498,387	-£210,485,571	-£216,408,673	-£219,701,734
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£194,189,663	-£218,002,837	-£222,100,824	-£222,499,052	-£223,494,622	-£229,468,044	-£232,786,613

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£52,235,038	£13,654,311	£9,492,326	£9,092,043	£8,091,335	£2,087,065	-£1,248,810
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£37,974,071	£1,042,090	-£3,103,669	-£3,502,418	-£4,499,288	-£10,481,035	-£13,834,932
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£23,670,682	-£11,614,971	-£15,745,750	-£16,143,081	-£17,136,409	-£23,138,258	-£26,480,236
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£9,312,754	-£24,316,433	-£28,448,804	-£28,848,528	-£29,847,838	-£35,843,699	-£39,174,733
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£5,110,956	-£37,081,810	-£41,224,138	-£41,622,665	-£42,618,982	-£48,596,883	-£51,917,938
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£19,577,166	-£49,913,708	-£54,044,618	-£54,442,062	-£55,435,672	-£61,397,333	-£64,709,368
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£34,085,451	-£62,789,087	-£66,909,788	-£67,306,263	-£68,297,450	-£74,244,579	-£77,548,538
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£48,635,382	-£75,707,508	-£79,819,196	-£80,214,814	-£81,203,861	-£87,138,142	-£90,434,964
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£63,226,533	-£88,668,530	-£92,772,188	-£93,167,262	-£94,154,446	-£100,077,548	-£103,400,609
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£77,858,478	-£101,671,712	-£105,769,699	-£106,167,927	-£107,163,497	-£113,136,919	-£116,455,488

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£100,437,288	£81,856,561	£57,694,576	£57,294,293	£56,293,585	£50,289,335	£46,953,040
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£86,176,821	£49,244,340	£45,098,581	£44,699,832	£43,702,960	£37,721,215	£34,367,318
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£71,872,932	£36,587,279	£32,456,500	£32,059,169	£31,065,841	£25,063,992	£21,722,014
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£57,515,004	£23,885,817	£19,753,446	£19,353,722	£18,354,412	£12,358,551	£9,027,517
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£43,091,294	£11,120,440	£6,978,112	£6,579,585	£5,583,268	-£394,633	-£3,715,688
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£28,625,084	-£4,711,458	-£8,842,368	-£9,240,812	-£10,237,218	-£16,205,083	-£19,527,118
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£14,116,799	-£14,586,637	-£18,707,338	-£19,104,013	-£20,095,200	-£26,042,329	-£29,346,288
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£433,132	-£27,505,258	-£31,616,946	-£32,012,564	-£33,001,611	-£38,935,892	-£42,232,714
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£15,024,283	-£40,466,280	-£44,570,138	-£44,965,012	-£45,952,196	-£51,875,298	-£55,198,359
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£29,656,228	-£53,469,462	-£57,567,449	-£57,965,677	-£58,961,247	-£64,934,669	-£68,253,238

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£157,416,913	£118,836,186	£114,674,201	£114,273,918	£113,273,210	£107,268,960	£103,933,265
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£143,156,446	£106,223,965	£102,078,206	£101,679,457	£100,682,585	£94,700,840	£91,346,943
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£128,852,557	£93,566,904	£89,436,125	£89,038,794	£88,045,466	£82,043,617	£78,701,639
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£114,494,629	£80,865,442	£76,733,071	£76,333,347	£75,334,037	£69,338,176	£66,007,142
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£100,070,919	£68,100,065	£63,957,737	£63,559,210	£62,562,893	£56,584,992	£53,263,937
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£85,604,709	£55,268,167	£51,137,257	£50,739,813	£49,746,203	£43,784,542	£40,472,507
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£71,096,424	£42,392,788	£38,272,087	£37,875,612	£36,884,425	£30,937,296	£27,633,337
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£56,546,493	£29,474,367	£25,362,679	£24,967,061	£23,978,014	£18,043,733	£14,746,911
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£41,955,342	£16,513,345	£12,409,487	£12,014,613	£11,027,429	£5,104,327	£1,781,266
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£27,323,397	£3,510,163	-£587,824	-£986,052	-£1,981,622	-£7,955,044	-£11,273,613

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units	Value Area	Zone C - £1,900 psf

No Units	526
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£248,022,467	£200,055,560	£204,893,376	£204,490,256	£203,492,584	£197,488,334	£194,192,640
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£232,193,111	£194,893,763	£190,748,005	£190,349,256	£189,352,384	£183,371,154	£180,048,248
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£216,320,339	£180,687,128	£176,556,349	£176,159,018	£175,165,690	£169,205,720	£165,894,627
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£200,404,569	£166,436,091	£162,319,059	£161,923,028	£160,932,954	£154,992,506	£151,692,258
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£184,446,225	£152,141,090	£148,036,582	£147,641,739	£146,654,631	£140,731,980	£137,424,743
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£168,445,730	£137,802,562	£133,709,369	£133,315,598	£132,331,172	£126,387,039	£123,075,005
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£152,370,877	£123,420,943	£119,316,278	£118,919,802	£117,928,614	£111,981,487	£108,677,527
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£136,246,190	£108,960,248	£104,848,561	£104,452,943	£103,463,896	£97,529,615	£94,232,793
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£120,080,284	£94,440,918	£90,337,061	£89,942,188	£88,955,004	£83,031,900	£79,741,288
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£103,873,584	£79,879,428	£75,782,229	£75,387,991	£74,402,394	£68,488,817	£65,203,495

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£327,170,410	-£371,085,316	-£375,847,508	-£376,247,563	-£377,248,201	-£383,252,341	-£386,548,228
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£49,547,764	-£85,847,112	-£89,992,870	-£90,391,619	-£91,388,491	-£97,369,721	-£100,692,627
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£64,420,536	-£100,053,747	-£104,184,526	-£104,581,857	-£105,575,185	-£111,535,155	-£114,846,248
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£80,336,306	-£114,304,784	-£118,421,816	-£118,817,847	-£119,807,921	-£125,748,369	-£129,048,617
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£96,294,650	-£128,599,785	-£132,704,293	-£133,099,136	-£134,086,244	-£140,008,895	-£143,316,132
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£112,295,145	-£142,938,313	-£147,031,506	-£147,425,277	-£148,409,703	-£154,353,836	-£157,665,870
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£128,369,998	-£157,319,932	-£161,424,597	-£161,821,073	-£162,812,261	-£168,759,388	-£172,063,348
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£144,494,685	-£171,780,627	-£175,892,314	-£176,287,932	-£177,276,979	-£183,211,260	-£186,506,082
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£160,660,591	-£186,249,987	-£190,403,814	-£190,798,687	-£191,785,871	-£197,708,975	-£200,999,567
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£176,867,291	-£200,851,447	-£204,958,649	-£205,352,884	-£206,338,481	-£212,252,068	-£215,537,380

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£83,612,711	£44,645,810	£40,483,825	£40,083,542	£39,082,834	£33,078,584	£29,742,890
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£67,783,361	£30,484,013	£26,338,255	£25,939,506	£24,942,634	£18,961,404	£15,638,498
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£51,910,589	£16,277,378	£12,146,599	£11,749,268	£10,755,940	£4,795,970	£1,484,877
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£35,994,819	£2,026,341	-£2,090,691	-£2,486,722	-£3,476,796	-£9,417,244	-£12,717,492
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£20,036,475	-£13,268,660	-£16,373,168	-£16,768,011	-£17,755,119	-£23,677,770	-£26,985,007
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£4,035,980	-£26,607,188	-£30,700,381	-£31,094,152	-£32,078,578	-£38,022,711	-£41,334,745
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£12,038,873	-£40,988,807	-£45,093,472	-£45,489,948	-£46,481,136	-£52,428,263	-£55,732,223
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£28,163,560	-£55,449,502	-£59,561,189	-£59,956,807	-£60,945,854	-£66,880,135	-£70,176,957
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£44,329,466	-£69,968,832	-£74,072,689	-£74,467,562	-£75,454,746	-£81,377,850	-£84,668,462
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£60,536,166	-£84,530,322	-£88,637,521	-£89,031,753	-£90,017,350	-£95,930,933	-£99,216,255

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£131,814,961	£92,848,060	£88,686,075	£88,285,792	£87,285,084	£81,280,834	£77,945,140
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£115,985,611	£78,686,263	£74,540,505	£74,141,756	£73,144,884	£67,163,654	£63,840,748
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£100,112,839	£64,479,628	£60,348,849	£59,951,518	£58,958,190	£52,998,220	£49,687,127
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£84,197,069	£50,228,591	£46,111,559	£45,715,528	£44,725,454	£38,785,006	£35,484,758
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£68,238,725	£35,933,590	£31,829,082	£31,434,239	£30,447,131	£24,524,480	£21,217,243
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£52,238,230	£21,595,062	£17,501,869	£17,108,098	£16,123,672	£10,179,539	£6,867,505
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£36,163,377	£7,213,443	£3,108,778	£2,712,302	£1,721,114	-£4,225,013	-£7,529,973
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£20,038,690	-£7,247,252	-£11,358,939	-£11,754,557	-£12,743,604	-£18,677,885	-£21,974,707
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£3,872,784	-£23,766,582	-£27,870,439	-£28,265,312	-£27,252,496	-£33,175,600	-£36,466,212
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£12,333,916	-£36,328,072	-£40,425,271	-£40,819,509	-£41,805,106	-£47,718,693	-£51,004,005

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£188,794,586	£149,827,685	£145,665,700	£145,265,417	£144,264,709	£138,260,459	£134,924,765
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£172,965,236	£135,665,888	£131,520,130	£131,121,381	£130,124,509	£124,143,279	£120,820,373
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£157,092,464	£121,459,253	£117,328,474	£116,931,143	£115,937,815	£109,977,845	£106,666,752
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£141,176,694	£107,208,216	£103,091,184	£102,695,153	£101,705,079	£95,764,631	£92,464,383
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£125,218,350	£92,913,215	£88,808,707	£88,413,864	£87,426,756	£81,504,105	£78,196,868
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£109,217,855	£78,574,687	£74,481,494	£74,087,723	£73,103,297	£67,159,164	£63,847,130
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£93,143,002	£64,193,068	£60,088,403	£59,691,927	£58,700,739	£52,753,612	£49,449,652
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£77,018,315	£49,732,373	£45,620,686	£45,225,068	£44,236,021	£38,301,740	£35,004,918
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£60,852,409	£35,213,043	£31,109,186	£30,714,313	£29,727,129	£23,804,025	£20,513,413
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£44,645,709	£20,651,553	£16,554,354	£16,160,116	£15,174,519	£9,260,942	£5,975,620

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units	Value Area	Zone C - £2,000 psf

No Units	526
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£268,940,916	£229,716,559	£226,564,574	£226,164,265	£224,193,583	£218,149,333	£214,813,939
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£252,065,637	£214,521,713	£210,375,954	£209,977,206	£208,980,334	£202,999,103	£199,676,196
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£235,146,943	£199,282,028	£195,151,249	£194,753,918	£193,760,589	£187,800,620	£184,489,526
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£218,185,250	£183,997,941	£179,880,908	£179,484,878	£178,494,804	£172,554,355	£169,254,107
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£201,180,984	£168,669,889	£164,565,382	£164,170,538	£163,183,430	£157,260,780	£153,970,419
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£184,134,567	£153,298,312	£149,205,119	£148,811,348	£147,826,922	£141,920,363	£138,638,942
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£167,046,422	£137,883,643	£133,800,568	£133,407,757	£132,425,732	£126,525,696	£123,221,737
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£149,894,072	£122,426,322	£118,352,178	£117,958,281	£116,969,234	£111,034,953	£107,738,131
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£132,678,328	£106,907,383	£102,803,527	£102,408,653	£101,421,469	£95,498,366	£92,207,754
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£115,421,791	£91,307,022	£87,209,823	£86,815,584	£85,829,988	£79,916,410	£76,631,089

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	-£31,790,916	-£31,024,316	-£30,186,304	-£30,580,565	-£29,591,255	-£29,591,945	-£29,927,238
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	-£28,675,238	-£99,219,162	-£70,364,921	-£70,763,669	-£71,760,541	-£77,741,772	-£81,064,679
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	-£45,593,932	-£91,456,847	-£35,586,626	-£35,984,957	-£36,980,286	-£42,940,255	-£46,251,349
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£62,555,625	-£96,742,934	-£100,859,967	-£101,255,997	-£102,246,071	-£108,186,520	-£111,486,768
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£79,559,891	-£112,070,986	-£116,175,493	-£116,570,337	-£117,557,445	-£123,480,095	-£126,770,456
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£96,606,308	-£127,442,563	-£131,535,756	-£131,929,527	-£132,913,953	-£138,820,512	-£142,101,933
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£113,694,453	-£142,857,232	-£146,940,307	-£147,333,118	-£148,315,143	-£154,215,179	-£157,519,138
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£130,846,803	-£158,314,553	-£162,388,697	-£162,782,594	-£163,771,641	-£169,705,922	-£173,002,744
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£148,062,547	-£173,833,492	-£177,937,348	-£178,332,222	-£179,319,406	-£185,242,509	-£188,533,121
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£165,310,084	-£189,433,853	-£193,531,052	-£193,925,291	-£194,910,887	-£200,824,465	-£204,109,788

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£104,531,160	£65,306,809	£61,144,824	£60,744,542	£59,743,833	£53,739,583	£50,403,889
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£87,655,887	£50,111,963	£45,966,204	£45,567,456	£44,570,584	£38,589,353	£35,266,446
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£70,737,193	£34,872,278	£30,741,499	£30,344,168	£29,350,839	£23,390,870	£20,079,776
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£53,775,500	£19,588,191	£15,471,158	£15,075,128	£14,085,054	£8,144,605	£4,844,357
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£36,771,234	£4,260,139	£155,632	-£239,212	-£1,229,286	-£7,148,970	-£10,439,331
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£19,724,817	-£11,111,438	-£15,204,631	-£15,598,402	-£16,582,828	-£22,485,387	-£25,770,806
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£2,636,672	-£26,526,107	-£30,609,182	-£31,001,993	-£31,984,018	-£37,884,054	-£41,188,013
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£14,515,678	-£41,983,428	-£46,057,572	-£46,451,469	-£47,440,516	-£53,374,797	-£56,671,619
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£31,731,422	-£57,502,367	-£61,606,223	-£62,001,097	-£62,988,281	-£68,911,384	-£72,201,996
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£48,987,959	-£73,102,728	-£77,199,927	-£77,594,166	-£78,579,762	-£84,493,340	-£87,778,661

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£162,733,410	£113,508,059	£108,347,074	£108,946,762	£107,946,083	£101,941,833	£98,606,139
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£135,858,137	£98,314,213	£94,168,454	£93,769,706	£92,772,834	£86,791,603	£83,468,696
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£118,939,443	£83,074,528	£78,943,749	£78,546,418	£77,553,089	£71,593,120	£68,282,026
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£101,977,750	£67,790,441	£63,673,408	£63,277,378	£62,287,304	£56,346,855	£53,046,607
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£84,973,484	£52,462,389	£48,357,882	£47,963,038	£46,975,930	£41,053,280	£37,762,919
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£67,927,067	£37,090,812	£32,997,619	£32,603,848	£31,619,422	£25,712,863	£22,431,442
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£50,838,922	£21,676,143	£17,593,068	£17,200,257	£16,218,232	£10,318,196	£7,014,237
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£33,686,572	£6,218,822	£2,144,678	£1,750,781	£761,734	-£5,172,547	-£8,469,369
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£16,470,828	-£9,300,117	-£13,400,973	-£13,796,847	-£14,783,658	-£20,706,134	-£23,996,746
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£785,709	-£24,900,478	-£28,997,677	-£29,391,916	-£30,377,512	-£36,291,090	-£39,576,411

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£209,713,035	£170,488,684	£166,326,699	£165,926,417	£164,925,708	£158,921,458	£155,585,764
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£192,837,762	£155,293,838	£151,148,079	£150,749,331	£149,752,459	£143,771,228	£140,448,321
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£175,919,068	£140,054,153	£135,923,374	£135,526,043	£134,532,714	£128,572,745	£125,261,651
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£158,957,375	£124,770,066	£120,653,033	£120,257,003	£119,266,929	£113,326,480	£110,026,232
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£141,953,109	£109,442,014	£105,337,507	£104,942,663	£103,955,555	£98,032,905	£94,742,544
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£124,906,692	£94,070,437	£89,977,244	£89,583,473	£88,599,047	£82,692,488	£79,411,067
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£107,818,547	£78,655,768	£74,572,693	£74,179,882	£73,197,857	£67,297,821	£63,993,862
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£90,666,197	£63,198,447	£59,124,303	£58,730,406	£57,741,359	£51,807,078	£48,510,256
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£73,450,453	£47,679,508	£43,575,652	£43,180,778	£42,193,594	£36,270,491	£32,979,879
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£56,193,916	£32,079,147	£27,981,948	£27,587,709	£26,602,113	£20,688,535	£17,403,214

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units	Value Area	Zone C - RP Periphery £2,250 psf

No Units	526
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£301,237,932	£281,368,068	£277,207,076	£276,800,788	£258,050,092	£252,801,832	£246,466,138
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£301,746,953	£263,591,587	£259,445,828	£259,047,079	£258,050,207	£252,068,976	£248,746,070
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£282,213,453	£245,769,276	£241,638,497	£241,241,166	£240,247,838	£234,287,868	£230,976,775
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£262,636,955	£227,902,565	£223,785,532	£223,389,502	£222,396,427	£216,458,960	£213,158,730
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£243,017,883	£209,991,888	£205,887,380	£205,492,537	£204,505,429	£198,582,779	£195,292,418
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£223,356,658	£192,037,685	£187,944,492	£187,550,722	£186,566,295	£180,659,737	£177,378,316
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£203,653,708	£174,040,392	£169,957,317	£169,564,506	£168,582,481	£162,690,325	£159,416,906
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£183,909,452	£156,000,446	£151,926,303	£151,534,341	£150,554,437	£144,675,013	£141,408,666
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£164,124,316	£137,918,285	£133,851,901	£133,460,678	£132,482,619	£126,614,272	£123,354,079
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£144,292,309	£119,794,345	£115,734,559	£115,343,965	£114,367,480	£108,485,394	£105,200,073

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£40,496,157	£628,183	-£3,533,852	-£3,934,088	-£4,934,763	-£10,183,043	-£16,274,737
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£21,006,078	-£17,149,288	-£21,295,047	-£21,693,796	-£22,690,668	-£28,671,899	-£31,994,805
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£1,472,578	-£34,977,599	-£39,102,378	-£39,499,709	-£40,493,037	-£46,453,007	-£49,764,100
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	-£18,153,920	-£52,838,310	-£56,955,343	-£57,351,373	-£58,341,448	-£64,281,895	-£67,582,145
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£37,722,992	-£70,748,987	-£74,853,495	-£75,248,338	-£76,235,446	-£82,158,096	-£85,448,457
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£57,384,217	-£89,703,190	-£92,796,383	-£93,190,153	-£94,174,580	-£100,081,138	-£103,362,559
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£77,087,167	-£108,700,483	-£110,783,558	-£111,176,369	-£112,158,394	-£118,050,550	-£121,323,969
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£96,831,423	-£124,740,429	-£128,814,572	-£129,206,534	-£130,186,438	-£136,065,862	-£139,332,209
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£116,616,559	-£142,822,590	-£146,888,974	-£147,280,197	-£148,258,256	-£154,126,603	-£157,386,796
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£136,448,566	-£160,946,530	-£165,006,316	-£165,396,910	-£166,373,395	-£172,255,481	-£175,540,802

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£156,827,282	£116,959,308	£112,797,323	£112,397,039	£111,396,332	£105,392,082	£102,056,388
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£137,337,203	£99,181,837	£95,036,078	£94,637,329	£93,640,457	£87,659,226	£84,336,320
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£117,803,703	£81,359,526	£77,228,747	£76,831,416	£75,838,088	£69,878,118	£66,567,025
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£98,227,205	£63,492,815	£59,375,782	£58,979,752	£57,989,677	£52,049,230	£48,748,980
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£78,608,133	£45,582,138	£41,477,630	£41,082,787	£40,095,679	£34,173,029	£30,882,668
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£58,946,908	£27,627,935	£23,534,742	£23,140,972	£22,156,545	£16,249,987	£12,968,566
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£39,243,958	£9,630,642	£5,547,567	£5,154,756	£4,172,731	-£1,719,425	-£4,992,844
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£19,499,702	-£10,409,304	-£12,483,141	-£12,875,103	-£13,855,113	-£19,734,737	-£23,001,084
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£285,434	-£26,491,465	-£30,557,849	-£30,949,072	-£31,927,131	-£37,795,478	-£41,055,671
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£20,117,441	-£44,615,405	-£48,675,191	-£49,065,785	-£50,042,270	-£55,924,356	-£59,209,677

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£205,029,532	£166,191,525	£160,999,573	£160,590,285	£159,598,582	£153,594,332	£150,258,638
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£185,539,453	£147,384,087	£143,238,328	£142,839,579	£141,842,707	£135,861,476	£132,538,570
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£166,005,953	£129,561,776	£125,430,997	£125,033,666	£124,040,338	£118,080,368	£114,769,275
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£146,429,455	£111,695,065	£107,578,032	£107,182,002	£106,191,927	£100,251,480	£96,951,230
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£126,810,383	£93,784,388	£89,679,880	£89,285,037	£88,297,929	£82,375,279	£79,084,918
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£107,149,158	£75,830,185	£71,736,992	£71,343,222	£70,358,795	£64,452,237	£61,170,816
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£87,446,208	£57,832,892	£53,749,817	£53,357,006	£52,374,981	£46,482,825	£43,209,406
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£67,701,952	£39,792,946	£35,718,803	£35,326,841	£34,346,937	£28,467,513	£25,201,166
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£47,916,816	£21,710,785	£17,644,401	£17,253,178	£16,275,119	£10,406,772	£7,146,579
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£28,084,809	£3,586,845	-£472,941	-£863,535	-£1,840,020	-£7,722,106	-£11,007,427

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£262,009,157	£222,141,183	£217,979,198	£217,578,914	£216,578,207	£210,573,957	£207,238,263
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£242,519,078	£204,363,712	£200,217,953	£199,819,204	£198,822,332	£192,841,101	£189,518,195
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£222,985,578	£186,541,401	£182,410,622	£182,013,291	£181,019,963	£175,059,993	£171,748,900
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£203,409,080	£168,674,690	£164,557,657	£164,161,627	£163,171,552	£157,231,105	£153,930,855
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£183,790,008	£150,764,013	£146,659,505	£146,264,662	£145,277,554	£139,354,904	£136,064,543
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£164,128,783	£132,809,810	£128,716,617	£128,322,847	£127,338,420	£121,431,862	£118,150,441
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£144,425,833	£114,812,517	£110,729,442	£110,336,631	£109,354,606	£103,462,450	£100,189,031
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£124,681,577	£96,772,571	£92,698,428	£92,306,466	£91,326,562	£85,447,138	£82,180,791
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£104,896,441	£78,690,410	£74,624,026	£74,232,803	£73,254,744	£67,386,397	£64,126,204
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£85,064,434	£60,566,470	£56,506,684	£56,116,090	£55,139,605	£49,257,519	£45,972,198

LB Camden
Local Plan Viability Testing 2025

Resi 16 & Extra Care - 526 Flats and 35 Extra Care Units	Value Area	Zone C - RP Periphery £2,450 psf

No Units	526
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£345,073,830	£322,523,255	£318,425,940	£318,028,041	£317,036,794	£311,083,310	£307,775,821
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£341,492,006	£302,747,618	£298,636,396	£298,241,020	£297,252,578	£291,321,924	£288,001,969
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£319,866,661	£282,897,512	£278,801,146	£278,407,175	£277,422,248	£271,477,668	£268,166,573
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£298,198,318	£263,003,369	£258,909,231	£258,513,201	£257,523,126	£251,582,678	£248,282,430
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£276,487,401	£243,049,488	£238,944,979	£238,550,135	£237,563,027	£231,640,378	£228,350,016
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£254,734,332	£223,029,184	£218,935,961	£218,542,220	£217,557,795	£211,651,236	£208,369,815
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£232,939,536	£202,965,791	£198,882,716	£198,489,905	£197,507,880	£191,615,725	£188,342,305
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£211,103,435	£182,859,746	£178,785,602	£178,393,640	£177,413,736	£171,534,313	£168,267,966
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£189,226,454	£162,711,484	£158,645,100	£158,253,877	£157,275,818	£151,407,471	£148,147,278
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£167,309,015	£142,521,445	£138,461,657	£138,071,064	£137,094,579	£131,235,670	£127,980,722

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£82,333,055	£41,812,380	£37,685,065	£37,288,166	£36,295,919	£30,342,437	£27,034,946
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£60,751,131	£22,006,743	£17,895,521	£17,500,145	£16,511,703	£10,581,049	£7,261,094
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£39,125,786	£2,156,637	-£1,939,729	-£2,333,700	-£3,318,827	-£9,263,407	-£12,574,352
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£17,457,443	-£17,737,506	-£21,831,644	-£22,227,674	-£23,217,749	-£29,158,197	-£32,458,445
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	-£4,253,474	-£37,691,387	-£41,795,866	-£42,190,740	-£43,177,848	-£49,100,497	-£52,390,859
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	-£26,006,543	-£57,711,691	-£61,804,884	-£62,198,655	-£63,183,080	-£69,089,639	-£72,371,060
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	-£47,801,339	-£77,775,084	-£81,858,159	-£82,250,970	-£83,232,995	-£89,125,150	-£92,398,570
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	-£69,637,440	-£97,881,129	-£101,955,273	-£102,347,235	-£103,327,139	-£109,206,562	-£112,472,909
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	-£91,514,421	-£118,026,391	-£122,095,776	-£122,486,998	-£123,465,057	-£129,333,404	-£132,593,597
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	-£113,431,860	-£138,219,430	-£142,279,218	-£142,669,811	-£143,646,296	-£149,505,205	-£152,760,153

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£198,664,180	£158,143,505	£154,016,190	£153,619,291	£152,627,044	£146,673,562	£143,366,071
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£177,082,256	£138,337,868	£134,226,646	£133,831,270	£132,842,828	£126,912,174	£123,592,219
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£155,456,911	£118,487,762	£114,391,396	£113,997,425	£113,012,498	£107,067,918	£103,756,823
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£133,788,568	£98,593,619	£94,499,481	£94,103,451	£93,113,376	£87,172,928	£83,872,680
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£112,077,651	£78,639,738	£74,535,229	£74,140,385	£73,153,277	£67,230,628	£63,940,266
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£90,324,582	£58,619,434	£54,526,241	£54,132,470	£53,148,045	£47,241,486	£43,960,065
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£68,529,786	£38,556,041	£34,472,966	£34,080,155	£33,098,130	£27,205,975	£23,932,555
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£46,693,685	£18,449,996	£14,375,852	£13,983,890	£13,003,986	£7,124,563	£3,858,216
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£24,816,704	-£1,698,266	-£5,764,650	-£6,155,873	-£7,133,932	-£13,002,279	-£16,262,472
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£2,899,265	-£21,888,305	-£25,948,093	-£26,338,686	-£27,315,171	-£33,174,080	-£36,429,028

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£246,866,430	£206,345,755	£202,218,440	£201,821,541	£200,829,294	£194,875,812	£191,568,321
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£225,284,506	£186,540,118	£182,428,896	£182,033,520	£181,045,078	£175,114,424	£171,794,469
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£203,659,161	£166,690,012	£162,593,646	£162,199,675	£161,214,748	£155,270,168	£151,959,073
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£181,990,818	£146,795,869	£142,701,731	£142,305,701	£141,315,626	£135,375,178	£132,074,930
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£160,279,901	£126,841,988	£122,737,479	£122,342,635	£121,355,527	£115,432,878	£112,142,516
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£138,526,832	£106,821,684	£102,728,491	£102,334,720	£101,350,295	£95,443,736	£92,162,315
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£116,732,036	£86,758,291	£82,675,216	£82,282,405	£81,300,380	£75,408,225	£72,134,805
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£94,895,935	£66,652,246	£62,578,102	£62,186,140	£61,206,236	£55,326,813	£52,060,466
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£73,018,954	£46,503,984	£42,437,600	£42,046,377	£41,068,318	£35,199,971	£31,939,778
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£51,101,515	£26,313,945	£22,254,157	£21,863,564	£20,887,079	£15,028,170	£11,773,222

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 Evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation & Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BS9991 Evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
35 Extra Care Units at LAR	6%	£303,846,055	£263,325,380	£259,198,065	£258,801,166	£257,808,919	£251,855,437	£248,547,946
35 Extra Care @ LAR & 60% LAR : 40% CIR	11%	£282,264,131	£243,519,743	£239,408,521	£239,013,145	£238,024,703	£232,094,049	£228,774,094
35 Extra Care @ LAR & 60% LAR : 40% CIR	16%	£260,638,786	£223,669,637	£219,573,271	£219,179,300	£218,194,373	£212,249,793	£208,938,698
35 Extra Care @ LAR & 60% LAR : 40% CIR	21%	£238,970,443	£203,775,494	£199,681,356	£199,285,326	£198,295,251	£192,354,803	£189,054,555
35 Extra Care @ LAR & 60% LAR : 40% CIR	26%	£217,259,526	£183,821,613	£179,717,104	£179,322,260	£178,335,152	£172,412,503	£169,122,141
35 Extra Care @ LAR & 60% LAR : 40% CIR	31%	£195,506,457	£163,801,309	£159,708,116	£159,314,345	£158,329,920	£152,423,361	£149,141,940
35 Extra Care @ LAR & 60% LAR : 40% CIR	36%	£173,711,661	£143,737,916	£139,654,841	£139,262,030	£138,280,005	£132,387,850	£129,114,430
35 Extra Care @ LAR & 60% LAR : 40% CIR	41%	£151,875,560	£123,631,871	£119,557,727	£119,165,765	£118,185,861	£112,306,438	£109,040,091
35 Extra Care @ LAR & 60% LAR : 40% CIR	46%	£129,998,579	£103,483,609	£99,417,225	£99,026,002	£98,047,943	£92,179,596	£88,919,403
35 Extra Care @ LAR & 60% LAR : 40% CIR	51%	£108,081,140	£83,293,570	£79,233,782	£78,843,189	£77,866,704	£72,007,795	£68,752,847