
LONDON BOROUGH OF CAMDEN – APRIL 2026
ADDITIONAL VIABILITY TESTING OF CAMDEN'S LOCAL PLAN PROPOSED SUBMISSION
DRAFT POLICY CC6 - ENERGY USE AND THE GENERATION OF RENEWABLE ENERGY

1. Introduction

- 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. The Council commissioned BNP Paribas Real Estate to prepare 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. In April 2025, the Council published the '*London Borough of Camden Local Plan Review Viability Study – Regulation 19 Update*' report dated April 2025 ('LPRVS') for consultation alongside the Submission Draft Camden Local Plan.
- 1.3. The LPRVS tested the impact of the Council's sustainability and climate change policies on supporting and delivering sustainable developments, minimising carbon emissions, energy use and requiring the generation of renewable energy onsite.
- 1.4. The LPRVS found that the sustainability and climate change policies in the Plan will increase base build costs by 7.75% to 11.75%. The study noted that whilst the impact of these additional costs will vary between schemes and between locations within the borough, this is shown to result in a reduction in the amount of viable affordable housing deliverable of up to 5% - 10% in the development typologies tested.
- 1.5. The Council has subsequently commissioned the Development Viability Team at BNP Paribas Real Estate, which transferred to Quintic Advisory on 1 March 2026, to undertake further viability testing of SDCLP Draft Policy CC6 Energy use and the generation of renewable energy. The purpose of this additional viability work is to isolate the elements of draft Policy CC6 considered in the LPRVS (namely Parts A2 – 3 and A4) and test their impact on scheme viability. This testing forms part of the evidence to inform the SDCLP and supplements the LPRVS.
- 1.6. This note accordingly outlines the results of our additional high level testing of the viability and deliverability of draft Policy CC6 Parts A2 to A4, within three of the residential typologies (reflecting a range of development density) and the purpose built student accommodation 'PBSA' typologies tested in the LPRVS. We have tested the policy requirements 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).
- 1.7. 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 emerging 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. Policy Context

Camden Local Plan Proposed Submission Draft

2.1. The Local Plan Proposed Submission Draft Policy CC6 Energy use and the generation of renewable energy sets out that:

“The Council will expect all new buildings, and developments where some existing built fabric is retained, to:

A1. be fossil fuel free (that is, not connected to the gas grid), be ultra-low energy, use low carbon heat (such as heat pumps), and maximise the generation of renewable energy (through solar PV) on-site;

A2. be designed to use as little energy as possible to heat them. Developers should achieve a space heating demand of 20 or less kWh/m² GIA/yr (kilowatt hour per square metre of gross internal area per year);

A3. minimise total energy use. For each of the building types set out below (or the nearest equivalent), the Council will expect development to meet the Energy Use Intensity targets set out below, unless it is demonstrated to the Council's satisfaction that it is not feasible:

a. residential buildings - 35 kWh/m²GIA/yr;

b. offices, Retail, Higher Education Teaching facilities, GP surgeries - 70 kWh/m² GIA/year;

c. student accommodation, care homes, extra care homes - 35 kWh/m² GIA/year;

d. hotels - 160 kWh/m² GIA/year;

e. light industrial units - 35 kWh/m² GIA/year; and

f. schools - 65 kWh/m² GIA/year.

A4. be designed and built to achieve an energy balance of net zero carbon in operation. Developers should ensure that renewable energy generation on site (through solar PV) matches, or is in excess of, the total energy use of the building (Energy Use Intensity). Where it can be demonstrated to the Council's satisfaction that it is not feasible for the amount of energy generated in a year through onsite renewable energy production to match the predicted annual energy demand of the building, a payment in lieu will be sought. The payment in lieu should be related to the scale of the shortfall, subject to viability.”

2.2. Where an offset payment is required, the offset price will be based upon the cost to install solar PV elsewhere in the Borough. Using a reasonable cost rate for a high output solar PV system with micro-inverters (i.e. £1,016/kWp) and applying a 10% additional rate for administering and managing the funding process, gives an energy offset price of £1.32/kWh/year. The energy offset contribution should equal the energy difference (kWh) x £1.32/kWh and will be secured by planning obligation. This approach is based on calculations from the ‘Delivering Net Zero’ study (2023). The offset price may be updated as required to reflect changes to the cost of solar installation.

2.3. The building specifications for space heating demand and Energy Use Intensity for residential archetypes are set out in Chapter 12.3 of the [Delivering net zero study](#) – based at ‘Good practice’.

- 2.4. In accordance with the Written Ministerial Statement, the Local Plan also provides flexibility where it is demonstrated that the targets in the policy cannot be met (paragraph 8.83 – 8.84). *“If the space heating demand target cannot be achieved, it must be demonstrated to the Council’s satisfaction that every effort has been made to reach the targets set out in Policy CC6.”* And *“Where the EUI target cannot be met, the Energy Statement should demonstrate that every effort has been made to reach it.”*
- 2.5. Further background is provided in the Council’s Topic Paper [TP07 ‘Energy use and the generation of renewable energy’](#).

Written Ministerial Statement, December 2023

- 2.6. A Written Ministerial Statement entitled ‘Local Energy Efficiency Standards Update’ was made on 13 December 2023 by Baroness Penn, Parliamentary Under Secretary of State for Levelling Up, Housing and Communities. This states that:

“Any planning policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale that ensures:

- i. That development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework.*
- ii. The additional requirement is expressed as a percentage uplift of a dwelling’s Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP). Where plan policies go beyond current or planned building regulations, those policies should be applied flexibly to decisions on planning applications and appeals where the applicant can demonstrate that meeting the higher standards is not technically feasible.”*

Current Policy Approach

- 2.7. The Council’s current planning policy approach to climate change mitigation is set out in Policy CC1 Climate Change Mitigation of the Local Plan 2017. This requires *“all major development to demonstrate how London Plan targets for carbon dioxide emissions have been met”*.

- 2.8. [London Plan Policy SI2 Minimising greenhouse gas emissions](#) states:

“A Major development should be net zero-carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:

- 1) be lean: use less energy and manage demand during operation*
- 2) be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly*
- 3) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site*
- 4) be seen: monitor, verify and report on energy performance.*

B Major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy.

C A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either: 1) through a cash in lieu contribution to the borough's carbon offset fund, or 2) off-site provided that an alternative proposal is identified and delivery is certain."

2.9. The [London Plan Energy Assessment Guidance](#) paragraph 1.7 states that for the avoidance of doubt energy assessments should:

- report estimated site-wide regulated CO2 emissions and reductions (broken down for the residential and non-residential elements of the development), expressed in tonnes per annum, after each stage of the energy hierarchy, using the GLA's carbon emissions reporting spreadsheet
- demonstrate how the net zero-carbon target for major residential and non-residential development will be met, with at least a 35 per cent on-site carbon reduction beyond Part L 2021 (to be met separately for residential and non-residential elements of the development), and provide the value of the offset payment which will be paid into the relevant borough's carbon offset fund to make up any shortfall to achieve net zero-carbon, where required
- commit that energy efficiency measures alone will reduce regulated CO2 emissions for residential uses by 10 per cent below those of a development compliant with Part L 2021 of the Building Regulations, and by 15 per cent for non-residential uses
- demonstrate that the cooling hierarchy has been followed and include information demonstrating that the risk of overheating has been mitigated through the incorporation of passive design measures
- demonstrate that connection to existing or planned district heating networks has been prioritised and provide correspondence to support this
- commit to a communal heat network to allow connection to existing or planned district heating networks identified in the area
- minimise the number of energy centres and provide a single point of connection to the District Heating Network (DHN)
- investigate and commit to suitable low carbon and/or renewable heating plant for installation within the energy centre if connection can't be made to an area wide network
- investigate and commit to maximising the installation of renewable technologies (including the potential for storage) on site
- report the Energy Use Intensity (EUI) and the space heating demand of the development using the GLA's carbon emissions reporting spreadsheet
- align with related documents and assessments that are submitted as part of the planning application, e.g. 'be seen' planning stage submissions, Whole Life-Cycle Carbon Assessments, Air Quality Assessments, Sustainability Statements.

2.10. London Plan Policy SI 2 requires that major developments achieve net zero-carbon by following the energy hierarchy. This means that regulated carbon emissions should be reduced so they are as close as possible to zero. Once on-site reductions have been maximised, the residual emissions should be offset via a payment into the relevant borough's carbon offset fund.

- 2.11. Policy SI 2 requires that major developments achieve a minimum 35 per cent on-site carbon reduction over Part L 2021. Residential developments are expected to be able to exceed this, and so an additional benchmark has been set that residential developments should be aiming to achieve. The benchmarks may be updated periodically to include additional building types and to reflect improvements in performance over time.

3. Typologies tested

- 3.1. We have tested three of the residential development typologies from the LPRVS as set out in Table 3.1.1. These typologies were selected for testing by the Council's cost consultant in order to reflect a range of development densities and scale of development, and build costs commensurate with these differences, across the Borough.

Table 3.1.1 Residential typologies tested

Typology No.	Number of units	Housing type	Dev Density (units per ha)	Net Dev Area (ha) ¹
Resi 9	30	Flats	300	0.10
Resi 13	135	Flats	130	1.04
Resi 15	200	Flats	700	0.29

- 3.2. We have also tested the PBSA typologies tested in the LPRVS. We set out details of the base scheme below.

Table 3.1.2: PBSA typology tested

Use	No. Units	GIA (Sq m)	Site Area (Ha)
Student accommodation	150 units and 200 rooms -100 self-contained studio units (16 – 29 sq m); and - 50 two-bedroom apartment units (twodios) (100 rooms) (29 – 31 sq m).	6,120	0.21

- 3.3. We have tested the following scenarios for the PBSA scheme:

- The PBSA scheme above with 0% - 50% affordable student accommodation at London Plan specified rental levels only.
- The PBSA scheme above with conventional on-site affordable housing as follows:
 - 35% (44 units) at 60% LAR and 40% CIR; and
 - 50% (63 units) at 60% LAR and 40% CIR.
- The PBSA scheme above with conventional on-site affordable housing and affordable student accommodation at the London Plan specified levels as follows:
 - 35% (44 units) at 60% LAR and 40% CIR and 0% - 50% affordable student accommodation;
 - 50% (63 units) at 60% LAR and 40% CIR and 0% - 50% affordable student accommodation.

4. Methodology

- 4.1. 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

¹ Areas set are rounded to 2 decimal places from areas originally derived to 4 decimal places.

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.

- 4.2. 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.

Table 4.3.1 Example layout of cumulative testing results schedules

Cumulative Policy, legislation and regulation requirements				+ Camden emerging Policy CC6 Applied	
Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4

5. Appraisal inputs

- 5.1. 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 across the Council's evidence base documents.
- 5.2. The key element requiring additional information as part of this work is isolating the policy costs associated with draft Policy CC6 (Parts A2 – 3 and A4).
- 5.3. The Council commissioned Stephen Brown formerly of CDM Project Services ('CDM') and now at Saville Brown Associates ('SBA'), to provide additional cost consultancy advice. The advice SBA have provided relates to the specific costs that are associated with the delivery of the relevant elements of Policy CC6 (Parts A 2 – 3 and A4), which CDM considered in LPRVS Appendix 1 (CDM project services-built cost advice) as part of the 'Sustainability Policy' and the 'Renewables offset' headings.
- 5.4. In order to assist in understanding the cost dynamics, SBA have summarised the proposed approach set out in draft Policy CC6 as follows.

- 5.5. Draft Policy CC6 is based on the energy use of a building, in the case of the typologies tested in this study, 35kw/m2/year (residential). It also sets a specific on site renewable energy target, with allowance for an energy offset payment to be made, based on the PVs required to meet the shortfall between the predicted annual energy use and annual renewable energy generation through solar PV. This is then paid via a Section 106 agreement.
- 5.6. We summarise the costs associated with draft Policy CC6 in Table 5.6.1. For full details and breakdown of all the costs see Appendix 1 for a copy of SBA's report.

Table 5.6.1 Summary of costs associated with Policy CC6

Typologies	Units	Site area	Dwellings per Ha	Floors	Tenure	Base Rate 3Q	CC6 criteria A2 and A3		CC6 criteria A4	
						£/m2	%	£/m2	%	£/m2
Residential 9	30	0.1	300	6	Private	£3,300	3.5%	£115.50	0.75%	£24.75
					Affordable	£3,100	3.5%	£108.50	0.75%	£23.25
Residential 13	135	1.04	130	18	Private	£3,400	3.5%	£119.00	0.75%	£25.50
					Affordable	£3,200	3.5%	£112.00	0.75%	£24.00
Residential 15	200	0.29	700	11	Private	£3,500	3.5%	£122.50	0.75%	£26.25
					Affordable	£3,300	3.5%	£115.50	0.75%	£24.75
Student Accommodation	200	0.21	952	14	All	£3,500	5.0%	£175.00	0.75%	£26.25

- 5.7. These costs are based on CDM and SBA's extensive data base of projects in Greater London, their own research and the interpolation of a range of published reports. These include: Delivering Net Zero Carbon (Rev 5, May 2023) by 18 London Boroughs in collaboration with Levitt Bernstein, Introba, Inkling, Currie & Brown and Etude; the Oxford City Local Plan Viability Study (July 2023); Building the Case for Net Zero published by Green Building Council (September 2020); and Towards Net Zero Carbon (May 2020) published by the London Boroughs of Barking and Dagenham, Ealing, Haringey, Royal Borough of Greenwich, the City of Westminster in collaboration with Elementa, Levitt Bernstein, Currie & Brown and Etude.
- 5.8. SBA have build up extensive knowledge, experience and data on achieving adopted sustainability and carbon policy requirements received from numerous developers, contractors and other quantity surveyors on the numerous projects CDM and SBA have reviewed over a number of years including actual cost data. They have then reviewed the CC6 policy and have taken their own view of the potential cost differences taking on board their own professional experience and taking into account the data indicated in the reports mentioned above.

6. Appraisal results and conclusions

- 6.1. We set out the full results of our testing at appendices 2 and 3. The results at Appendix 2 set out our testing of Residential typologies 9, 13 and 15 against the requirements in draft Policy CC6 (Parts A2 – A3 and A4) and Appendix 3 sets out the results of our testing of the PBSA typologies.
- 6.2. In the LPRVS, CDM identified that the cumulative cost of the Council's requirements towards sustainability and climate change policies supporting and delivering sustainable developments, minimising carbon emissions, energy use and requiring the generation of renewable energy onsite reflected a total cost ranging from 7.75% to 11.75% of base build costs.

- 6.3. The purpose of this further viability testing is to isolate the costs associated with the relevant elements of Policy CC6 (Parts A 2 – 3 and A4). SBA's report identifies that the cost associated with delivering parts A2 and A3 of draft Policy CC6 ranges from 3.5% to 5% of base build costs whilst part A4 of CC6 incurs a cost of 0.75% of base build costs. Cumulatively, this reflects a range of 4.25% to 5.75% of base build costs for draft Policy CC6.
- 6.4. In addition to providing their advice on the costs associated with delivering the requirements of Policy CC6, SBA have noted that based on their experience, the 35 kwh/m2GIA/yr requirement is technically more challenging to deliver for PBSA schemes. This is because this form of development is denser; has concentrated loads in shared spaces; and there will be different occupier behavioural patterns when compared to standard C3 residential occupiers.
- 6.5. As with the results in the LPRVS, our further testing identifies that the impact of these policy costs varies between schemes and between locations within the Borough.
- 6.6. The LPRVS found that the impact of the sustainability and climate change policies in the Plan have an opportunity cost/result in a reduction in the amount of viable affordable housing deliverable of up to 5% - 10% in the development typologies we have tested.
- 6.7. Our further viability testing of the costs associated with Policy CC6 (criterion A2 – 3 and A4), in isolation from the other sustainability and climate change policies, indicates that in a number of scenarios, the impact of Policy CC6 results in an opportunity cost, reducing the amount of viable affordable housing deliverable by up to circa 5%. However, we also note that in some instances, the cumulative application of Policy CC6 in combination with the other policy requirements does not reduce the viability to the next lowest 5% affordable housing band.
- 6.8. Where these targets cannot be met in proposed developments, Policy CC6 provides flexibility, requiring that in such instances, applicants should demonstrate to the Council's satisfaction that it is not feasible and or viable to do so. In this context we consider that the application of Policy CC6 is unlikely to have a significant impact on the delivery of development and new homes in the Borough.
- 6.9. Furthermore, as we previously identified in the LPRVS, we anticipate that the costs of addressing carbon reductions and energy efficiency targets are likely to decrease over time. This is expected to result from increased market take-up and economies of scale, ongoing research into more cost-effective delivery methods of delivering carbon zero developments; and additional investment by developers in technical solutions. Consequently, the delivery of measures required to meet the sustainability criteria set out in the SDCLP policies are likely to become more cost effective and efficient over the plan period.

APPENDIX 1 – SBA COST ADVICE

[illegible]

**APPENDIX 2 – APPRAISAL RESULTS OF RESIDENTIAL TYPOLOGIES 9, 13 AND 15 TESTING
DRAFT POLICY CC6**

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£25,601,858	£21,992,678	£21,071,421	£21,721,753	£21,487,317
60% LAR - 40% CIR	5%	£25,400,598	£20,771,544	£20,740,287	£20,990,618	£20,386,182
60% LAR - 40% CIR	10%	£21,199,853	£19,640,409	£19,609,152	£19,459,483	£19,249,948
60% LAR - 40% CIR	15%	£19,988,850	£18,509,275	£18,478,017	£18,328,349	£18,073,913
60% LAR - 40% CIR	20%	£18,797,848	£17,378,140	£17,346,883	£17,197,215	£16,942,778
60% LAR - 40% CIR	25%	£17,596,845	£16,247,005	£16,215,749	£16,066,080	£15,811,844
60% LAR - 40% CIR	30%	£16,395,843	£15,115,870	£15,084,614	£14,934,945	£14,680,509
60% LAR - 40% CIR	35%	£15,194,841	£13,984,735	£13,953,479	£13,803,810	£13,549,374
60% LAR - 40% CIR	40%	£13,993,837	£12,853,602	£12,822,344	£12,672,676	£12,418,239
60% LAR - 40% CIR	45%	£12,792,835	£11,722,467	£11,691,209	£11,541,541	£11,287,104
60% LAR - 40% CIR	50%	£11,591,833	£10,591,332	£10,560,075	£10,410,406	£10,155,970

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

£97,649,000						
Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£13,836,958	£12,137,778	£12,106,521	£11,956,853	£11,709,417
60% LAR - 40% CIR	5%	£12,635,956	£11,006,644	£10,975,387	£10,825,719	£10,578,282
60% LAR - 40% CIR	10%	£11,434,953	£9,875,509	£9,844,252	£9,694,583	£9,444,147
60% LAR - 40% CIR	15%	£10,233,950	£8,744,375	£8,713,117	£8,563,448	£8,309,013
60% LAR - 40% CIR	20%	£9,032,948	£7,613,240	£7,581,983	£7,432,315	£7,177,878
60% LAR - 40% CIR	25%	£7,831,945	£6,482,105	£6,450,849	£6,301,180	£6,046,744
60% LAR - 40% CIR	30%	£6,630,943	£5,350,970	£5,319,714	£5,170,045	£4,915,609
60% LAR - 40% CIR	35%	£5,429,941	£4,219,835	£4,188,579	£4,038,910	£3,784,474
60% LAR - 40% CIR	40%	£4,228,937	£3,088,702	£3,057,444	£2,907,776	£2,653,339
60% LAR - 40% CIR	45%	£3,027,935	£1,957,567	£1,926,309	£1,776,641	£1,522,204
60% LAR - 40% CIR	50%	£1,826,933	£826,432	£785,175	£645,506	£391,070

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

£57,186,000						
Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£17,883,258	£16,184,078	£16,152,821	£16,003,153	£15,749,717
60% LAR - 40% CIR	5%	£16,682,256	£15,052,944	£15,021,687	£14,872,019	£14,617,582
60% LAR - 40% CIR	10%	£15,481,253	£13,921,809	£13,890,552	£13,740,883	£13,486,447
60% LAR - 40% CIR	15%	£14,280,250	£12,790,675	£12,759,417	£12,609,749	£12,355,313
60% LAR - 40% CIR	20%	£13,079,248	£11,659,540	£11,628,283	£11,478,615	£11,224,178
60% LAR - 40% CIR	25%	£11,878,245	£10,528,405	£10,497,149	£10,347,480	£10,093,044
60% LAR - 40% CIR	30%	£10,677,243	£9,397,270	£9,366,014	£9,216,345	£8,961,909
60% LAR - 40% CIR	35%	£9,476,241	£8,266,135	£8,234,879	£8,085,210	£7,830,774
60% LAR - 40% CIR	40%	£8,275,237	£7,135,002	£7,103,744	£6,954,076	£6,699,639
60% LAR - 40% CIR	45%	£7,074,235	£6,003,867	£5,972,609	£5,822,941	£5,568,504
60% LAR - 40% CIR	50%	£5,873,233	£4,872,732	£4,841,475	£4,691,806	£4,437,370

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

£40,420,000						
Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£19,559,858	£17,860,678	£17,829,421	£17,679,753	£17,425,317
60% LAR - 40% CIR	5%	£18,358,856	£16,729,544	£16,698,287	£16,548,618	£16,294,182
60% LAR - 40% CIR	10%	£17,157,853	£15,598,409	£15,567,152	£15,417,483	£15,163,047
60% LAR - 40% CIR	15%	£15,956,850	£14,467,275	£14,436,017	£14,286,349	£14,031,913
60% LAR - 40% CIR	20%	£14,755,848	£13,336,140	£13,304,883	£13,155,215	£12,900,778
60% LAR - 40% CIR	25%	£13,554,845	£12,205,005	£12,173,749	£12,024,080	£11,769,644
60% LAR - 40% CIR	30%	£12,353,843	£11,073,870	£11,042,614	£10,892,945	£10,638,509
60% LAR - 40% CIR	35%	£11,152,841	£9,942,735	£9,911,479	£9,761,810	£9,507,374
60% LAR - 40% CIR	40%	£9,951,837	£8,811,602	£8,780,344	£8,630,676	£8,376,239
60% LAR - 40% CIR	45%	£8,750,835	£7,680,467	£7,649,209	£7,499,541	£7,245,104
60% LAR - 40% CIR	50%	£7,549,833	£6,549,332	£6,518,075	£6,368,406	£6,113,970

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

£20,891,000						
Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£21,541,758	£19,842,578	£19,811,321	£19,661,653	£19,407,217
60% LAR - 40% CIR	5%	£20,340,756	£18,711,444	£18,680,187	£18,530,519	£18,276,082
60% LAR - 40% CIR	10%	£19,139,753	£17,580,309	£17,549,052	£17,399,383	£17,144,947
60% LAR - 40% CIR	15%	£17,938,750	£16,449,175	£16,417,917	£16,268,249	£16,013,813
60% LAR - 40% CIR	20%	£16,737,748	£15,318,040	£15,286,783	£15,137,115	£14,882,678
60% LAR - 40% CIR	25%	£15,536,745	£14,186,905	£14,155,649	£14,005,980	£13,751,544
60% LAR - 40% CIR	30%	£14,335,743	£13,055,770	£13,024,514	£12,874,845	£12,620,409
60% LAR - 40% CIR	35%	£13,134,741	£11,924,635	£11,893,379	£11,743,710	£11,489,274
60% LAR - 40% CIR	40%	£11,933,737	£10,793,500	£10,762,244	£10,612,576	£10,358,139
60% LAR - 40% CIR	45%	£10,732,735	£9,662,367	£9,631,109	£9,481,441	£9,227,004
60% LAR - 40% CIR	50%	£9,531,733	£8,531,232	£8,499,975	£8,350,306	£8,095,870

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£23,007,856	£21,902,678	£21,917,421	£21,721,753	£21,312,217	£21,467,317
60% LAR - 40% CIR	10%	£22,400,856	£20,771,544	£20,740,287	£20,590,618	£20,381,662	£20,336,162
60% LAR - 40% CIR	15%	£21,199,853	£19,640,409	£19,609,152	£19,459,483	£19,249,948	£19,205,047
60% LAR - 40% CIR	20%	£19,998,850	£18,509,275	£18,478,017	£18,328,349	£18,118,814	£18,073,913
60% LAR - 40% CIR	25%	£18,797,848	£17,378,140	£17,346,883	£17,197,215	£16,987,679	£16,942,778
60% LAR - 40% CIR	30%	£17,596,845	£16,247,005	£16,215,749	£16,066,080	£15,856,544	£15,811,644
60% LAR - 40% CIR	35%	£16,395,843	£15,115,870	£15,084,614	£14,934,945	£14,725,409	£14,680,509
60% LAR - 40% CIR	40%	£15,194,841	£13,984,735	£13,953,479	£13,803,810	£13,594,275	£13,549,374
60% LAR - 40% CIR	45%	£13,993,837	£12,853,602	£12,822,344	£12,672,676	£12,463,140	£12,418,239
60% LAR - 40% CIR	50%	£12,792,835	£11,722,467	£11,691,209	£11,541,541	£11,332,005	£11,287,104
60% LAR - 40% CIR	55%	£11,591,833	£10,591,332	£10,560,075	£10,410,406	£10,200,870	£10,155,970

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£13,836,958	£12,137,779	£12,106,821	£11,956,853	£11,747,317	£11,702,417
60% LAR - 40% CIR	5%	£12,635,956	£11,006,644	£10,975,387	£10,825,418	£10,616,182	£10,571,282
60% LAR - 40% CIR	10%	£11,434,953	£9,875,509	£9,844,252	£9,694,283	£9,485,048	£9,440,147
60% LAR - 40% CIR	15%	£10,233,950	£8,744,375	£8,713,117	£8,563,149	£8,353,914	£8,309,013
60% LAR - 40% CIR	20%	£9,032,948	£7,613,240	£7,581,983	£7,432,015	£7,222,779	£7,177,878
60% LAR - 40% CIR	25%	£7,831,945	£6,482,105	£6,450,849	£6,301,180	£6,091,644	£6,046,744
60% LAR - 40% CIR	30%	£6,630,943	£5,350,970	£5,319,714	£5,170,045	£4,960,509	£4,915,609
60% LAR - 40% CIR	35%	£5,429,941	£4,219,835	£4,188,579	£4,038,910	£3,829,375	£3,784,474
60% LAR - 40% CIR	40%	£4,228,937	£3,088,702	£3,057,444	£2,907,776	£2,698,240	£2,653,339
60% LAR - 40% CIR	45%	£3,027,935	£1,957,567	£1,926,309	£1,776,641	£1,567,105	£1,522,204
60% LAR - 40% CIR	50%	£1,826,933	£826,432	£795,175	£645,506	£435,970	£391,070

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

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£17,883,258	£16,184,078	£16,162,821	£16,003,153	£15,793,617	£15,748,717
60% LAR - 40% CIR	5%	£16,682,256	£15,052,944	£15,031,687	£14,872,018	£14,662,482	£14,617,582
60% LAR - 40% CIR	10%	£15,481,253	£13,921,809	£13,900,552	£13,740,883	£13,531,348	£13,486,447
60% LAR - 40% CIR	15%	£14,280,250	£12,790,675	£12,769,417	£12,609,749	£12,400,214	£12,355,313
60% LAR - 40% CIR	20%	£13,079,248	£11,659,540	£11,638,283	£11,478,615	£11,269,079	£11,224,178
60% LAR - 40% CIR	25%	£11,878,245	£10,528,405	£10,507,149	£10,347,480	£10,137,944	£10,093,044
60% LAR - 40% CIR	30%	£10,677,243	£9,397,270	£9,376,014	£9,216,345	£9,006,809	£8,961,909
60% LAR - 40% CIR	35%	£9,476,241	£8,266,135	£8,244,879	£8,085,210	£7,875,675	£7,830,774
60% LAR - 40% CIR	40%	£8,275,237	£7,135,002	£7,113,744	£6,954,076	£6,744,540	£6,699,639
60% LAR - 40% CIR	45%	£7,074,235	£6,003,867	£5,982,609	£5,821,941	£5,612,405	£5,567,504
60% LAR - 40% CIR	50%	£5,873,233	£4,872,732	£4,851,475	£4,691,806	£4,482,270	£4,437,370

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£19,559,858	£17,860,678	£17,839,421	£17,679,753	£17,470,217	£17,425,317
60% LAR - 40% CIR	5%	£18,358,856	£16,729,544	£16,708,287	£16,548,618	£16,339,082	£16,294,182
60% LAR - 40% CIR	10%	£17,157,853	£15,598,409	£15,567,152	£15,407,483	£15,207,948	£15,163,047
60% LAR - 40% CIR	15%	£15,956,850	£14,467,275	£14,436,017	£14,276,349	£14,076,814	£14,031,913
60% LAR - 40% CIR	20%	£14,755,848	£13,336,140	£13,304,883	£13,145,215	£12,945,679	£12,900,778
60% LAR - 40% CIR	25%	£13,554,845	£12,205,005	£12,173,749	£12,014,080	£11,814,544	£11,769,644
60% LAR - 40% CIR	30%	£12,353,843	£11,073,870	£11,042,614	£10,882,945	£10,683,409	£10,638,509
60% LAR - 40% CIR	35%	£11,152,841	£9,942,735	£9,911,479	£9,751,810	£9,552,274	£9,507,374
60% LAR - 40% CIR	40%	£9,951,837	£8,811,602	£8,780,344	£8,620,676	£8,421,140	£8,376,239
60% LAR - 40% CIR	45%	£8,750,835	£7,680,467	£7,649,209	£7,489,541	£7,290,005	£7,245,104
60% LAR - 40% CIR	50%	£7,549,833	£6,549,332	£6,518,075	£6,358,406	£6,158,870	£6,113,970

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

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£21,541,758	£19,842,578	£19,811,321	£19,651,653	£19,452,117	£19,407,217
60% LAR - 40% CIR	5%	£20,340,756	£18,711,444	£18,680,187	£18,520,518	£18,321,082	£18,276,182
60% LAR - 40% CIR	10%	£19,139,753	£17,580,309	£17,549,052	£17,389,383	£17,189,948	£17,144,947
60% LAR - 40% CIR	15%	£17,938,750	£16,449,175	£16,417,917	£16,258,249	£16,058,714	£16,013,813
60% LAR - 40% CIR	20%	£16,737,748	£15,318,040	£15,286,783	£15,127,115	£14,927,579	£14,882,678
60% LAR - 40% CIR	25%	£15,536,745	£14,186,905	£14,155,649	£14,005,980	£13,796,444	£13,751,544
60% LAR - 40% CIR	30%	£14,335,743	£13,055,770	£13,024,514	£12,874,845	£12,665,309	£12,620,409
60% LAR - 40% CIR	35%	£13,134,741	£11,924,635	£11,893,379	£11,743,710	£11,534,175	£11,489,274
60% LAR - 40% CIR	40%	£11,933,737	£10,793,502	£10,762,244	£10,612,576	£10,403,040	£10,358,139
60% LAR - 40% CIR	45%	£10,732,735	£9,662,367	£9,631,109	£9,481,441	£9,271,905	£9,227,004
60% LAR - 40% CIR	50%	£9,531,733	£8,531,232	£8,499,975	£8,350,306	£8,140,770	£8,095,870

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£26,451,631	£24,706,883	£26,675,625	£24,525,967	£24,316,622	£24,271,521
60% LAR - 40% CIR	10%	£25,105,140	£23,435,535	£23,404,281	£23,254,613	£23,045,077	£23,000,175
60% LAR - 40% CIR	15%	£23,764,649	£22,164,193	£22,132,936	£21,983,268	£21,773,732	£21,728,831
60% LAR - 40% CIR	20%	£22,421,157	£20,892,848	£20,861,591	£20,711,923	£20,502,387	£20,457,486
60% LAR - 40% CIR	25%	£21,077,666	£19,621,503	£19,590,246	£19,440,578	£19,231,042	£19,186,141
60% LAR - 40% CIR	30%	£19,734,175	£18,350,158	£18,318,901	£18,169,233	£17,959,697	£17,914,797
60% LAR - 40% CIR	35%	£18,390,683	£17,078,813	£17,047,557	£16,897,889	£16,688,352	£16,643,452
60% LAR - 40% CIR	40%	£17,047,192	£15,807,468	£15,776,212	£15,626,543	£15,417,007	£15,372,107
60% LAR - 40% CIR	45%	£15,703,701	£14,536,123	£14,504,867	£14,355,198	£14,145,662	£14,100,762
60% LAR - 40% CIR	50%	£14,360,210	£13,264,779	£13,233,522	£13,083,853	£12,874,317	£12,829,417
60% LAR - 40% CIR	55%	£13,016,719	£11,993,434	£11,962,177	£11,812,508	£11,602,973	£11,558,072

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£16,686,731	£14,841,983	£14,910,725	£14,781,067	£14,561,522	£14,506,621
60% LAR - 40% CIR	5%	£15,343,240	£13,670,635	£13,639,381	£13,509,713	£13,290,177	£13,235,276
60% LAR - 40% CIR	10%	£13,999,749	£12,399,253	£12,368,036	£12,238,368	£12,018,832	£11,963,931
60% LAR - 40% CIR	15%	£12,656,257	£11,127,948	£11,096,691	£10,967,023	£10,737,487	£10,692,586
60% LAR - 40% CIR	20%	£11,312,766	£9,856,603	£9,825,346	£9,695,678	£9,466,142	£9,421,241
60% LAR - 40% CIR	25%	£9,969,275	£8,585,258	£8,554,001	£8,424,333	£8,194,797	£8,149,897
60% LAR - 40% CIR	30%	£8,625,783	£7,313,913	£7,282,657	£7,152,989	£6,923,452	£6,878,552
60% LAR - 40% CIR	35%	£7,282,292	£6,042,568	£6,011,312	£5,881,643	£5,652,107	£5,607,207
60% LAR - 40% CIR	40%	£5,938,801	£4,771,223	£4,739,967	£4,610,298	£4,380,762	£4,335,862
60% LAR - 40% CIR	45%	£4,595,310	£3,499,879	£3,468,622	£3,338,953	£3,109,417	£3,064,517
60% LAR - 40% CIR	50%	£3,251,819	£2,228,534	£2,197,277	£2,067,608	£1,838,073	£1,793,172

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

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£20,733,031	£18,968,263	£18,967,025	£18,807,367	£18,597,822	£18,552,921
60% LAR - 40% CIR	5%	£19,389,540	£17,716,838	£17,685,601	£17,526,013	£17,306,477	£17,261,576
60% LAR - 40% CIR	10%	£18,046,049	£16,445,593	£16,414,336	£16,254,668	£16,035,132	£16,010,231
60% LAR - 40% CIR	15%	£16,702,557	£15,174,248	£15,142,991	£14,983,323	£14,763,787	£14,738,886
60% LAR - 40% CIR	20%	£15,359,066	£13,902,903	£13,871,646	£13,711,978	£13,492,442	£13,467,541
60% LAR - 40% CIR	25%	£14,015,575	£12,631,558	£12,600,301	£12,440,633	£12,221,097	£12,196,197
60% LAR - 40% CIR	30%	£12,672,083	£11,360,213	£11,328,957	£11,179,289	£10,959,752	£10,934,852
60% LAR - 40% CIR	35%	£11,328,592	£10,088,868	£10,057,612	£9,897,943	£9,678,407	£9,653,507
60% LAR - 40% CIR	40%	£9,985,101	£8,817,523	£8,786,267	£8,626,598	£8,407,062	£8,382,162
60% LAR - 40% CIR	45%	£8,641,610	£7,546,179	£7,514,922	£7,355,253	£7,135,717	£7,110,817
60% LAR - 40% CIR	50%	£7,298,119	£6,274,834	£6,243,577	£6,083,908	£5,864,373	£5,839,472

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£22,409,631	£20,664,883	£20,633,625	£20,483,967	£20,274,422	£20,229,521
60% LAR - 40% CIR	5%	£21,066,140	£19,393,535	£19,362,281	£19,212,613	£19,003,077	£18,958,176
60% LAR - 40% CIR	10%	£19,722,649	£18,122,193	£18,090,936	£17,941,268	£17,731,732	£17,686,831
60% LAR - 40% CIR	15%	£18,379,157	£16,850,648	£16,819,391	£16,669,723	£16,460,187	£16,415,286
60% LAR - 40% CIR	20%	£17,035,666	£15,579,303	£15,548,046	£15,398,378	£15,188,842	£15,143,941
60% LAR - 40% CIR	25%	£15,692,175	£14,308,158	£14,276,901	£14,127,233	£13,917,697	£13,872,797
60% LAR - 40% CIR	30%	£14,348,683	£13,036,813	£13,005,557	£12,855,889	£12,646,352	£12,601,452
60% LAR - 40% CIR	35%	£13,005,192	£11,765,468	£11,734,212	£11,584,543	£11,375,007	£11,330,107
60% LAR - 40% CIR	40%	£11,661,701	£10,494,123	£10,462,867	£10,313,198	£10,103,662	£10,058,762
60% LAR - 40% CIR	45%	£10,318,210	£9,222,779	£9,191,522	£9,041,853	£8,832,317	£8,787,417
60% LAR - 40% CIR	50%	£8,974,719	£7,951,434	£7,920,177	£7,770,508	£7,560,973	£7,516,072

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£24,391,531	£22,646,783	£22,615,525	£22,465,867	£22,256,322	£22,211,421
60% LAR - 40% CIR	5%	£23,048,040	£21,375,438	£21,344,181	£21,194,513	£20,984,977	£20,940,076
60% LAR - 40% CIR	10%	£21,704,549	£20,104,093	£20,072,836	£19,923,168	£19,713,632	£19,668,731
60% LAR - 40% CIR	15%	£20,361,057	£18,832,748	£18,801,491	£18,651,823	£18,442,287	£18,397,386
60% LAR - 40% CIR	20%	£19,017,566	£17,561,403	£17,530,146	£17,380,478	£17,170,942	£17,126,041
60% LAR - 40% CIR	25%	£17,674,075	£16,290,058	£16,258,801	£16,109,133	£15,899,597	£15,854,697
60% LAR - 40% CIR	30%	£16,330,583	£15,018,713	£14,987,457	£14,837,789	£14,628,252	£14,583,352
60% LAR - 40% CIR	35%	£14,987,092	£13,747,368	£13,716,112	£13,566,443	£13,356,907	£13,312,007
60% LAR - 40% CIR	40%	£13,643,601	£12,476,023	£12,444,767	£12,295,098	£12,085,562	£12,040,662
60% LAR - 40% CIR	45%	£12,300,110	£11,204,679	£11,173,422	£11,023,753	£10,814,217	£10,769,317
60% LAR - 40% CIR	50%	£10,956,619	£9,933,334	£9,902,077	£9,752,408	£9,542,873	£9,497,972

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£27,815,424	£27,511,085	£27,479,830	£27,530,161	£27,120,625	£27,075,725	£27,075,725
60% LAR - 40% CIR	10%	£26,329,444	£26,089,531	£26,068,275	£26,318,506	£25,709,070	£25,664,175	£25,664,175
60% LAR - 40% CIR	15%	£24,843,464	£24,687,976	£24,666,720	£24,507,051	£24,297,515	£24,252,615	£24,252,615
60% LAR - 40% CIR	20%	£23,357,484	£23,202,421	£23,245,165	£23,095,498	£22,885,963	£22,841,063	£22,841,063
60% LAR - 40% CIR	25%	£21,871,504	£21,864,866	£21,833,610	£21,583,941	£21,474,405	£21,429,505	£21,429,505
60% LAR - 40% CIR	30%	£20,385,524	£20,453,311	£20,422,054	£20,272,386	£20,062,850	£20,017,950	£20,017,950
60% LAR - 40% CIR	35%	£18,899,544	£19,041,756	£19,010,499	£18,860,831	£18,651,295	£18,606,394	£18,606,394
60% LAR - 40% CIR	40%	£17,413,564	£17,630,201	£17,598,944	£17,449,276	£17,239,740	£17,194,839	£17,194,839
60% LAR - 40% CIR	45%	£15,927,584	£16,218,646	£16,187,389	£16,037,721	£15,828,185	£15,783,284	£15,783,284
60% LAR - 40% CIR	50%	£14,441,604	£14,807,091	£14,775,834	£14,626,166	£14,416,630	£14,371,729	£14,371,729
60% LAR - 40% CIR	55%	£13,955,624	£13,395,636	£13,364,279	£13,214,611	£13,005,075	£12,960,174	£12,960,174

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

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

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

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

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LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£34,132,419	£32,315,517	£34,022,912	£33,873,304	£33,863,798	£33,618,867
60% LAR - 40% CIR	10%	£32,313,965	£30,576,805	£30,545,548	£30,395,880	£31,863,096	£31,680,155
60% LAR - 40% CIR	15%	£30,486,512	£28,838,003	£28,806,938	£28,657,168	£28,447,032	£30,141,443
60% LAR - 40% CIR	20%	£28,677,058	£27,099,381	£27,068,124	£26,918,458	£26,708,920	£28,402,731
60% LAR - 40% CIR	25%	£26,858,605	£25,360,669	£25,329,411	£25,179,743	£24,970,207	£26,664,019
60% LAR - 40% CIR	30%	£25,040,152	£23,621,956	£23,590,699	£23,441,031	£23,231,495	£24,922,734
60% LAR - 40% CIR	35%	£23,221,699	£21,883,243	£21,851,887	£21,702,319	£21,492,783	£23,188,594
60% LAR - 40% CIR	40%	£21,403,246	£20,144,531	£20,113,275	£19,963,608	£19,754,071	£21,447,882
60% LAR - 40% CIR	45%	£19,584,793	£18,405,819	£18,374,663	£18,224,994	£18,015,399	£19,709,170
60% LAR - 40% CIR	50%	£17,766,339	£16,667,107	£16,635,851	£16,486,182	£16,276,647	£17,970,458
60% LAR - 40% CIR	55%						£16,231,746

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£26,185,972	£24,299,330	£24,258,072	£24,108,404	£23,898,968	£23,853,967
60% LAR - 40% CIR	5%	£24,367,519	£22,550,617	£22,519,360	£22,369,692	£22,160,156	£22,115,255
60% LAR - 40% CIR	10%	£22,549,065	£20,811,905	£20,780,648	£20,630,980	£20,421,444	£20,376,543
60% LAR - 40% CIR	15%	£20,730,612	£19,073,193	£19,041,936	£18,892,268	£18,682,732	£18,637,831
60% LAR - 40% CIR	20%	£18,912,158	£17,334,481	£17,303,224	£17,153,556	£16,944,020	£16,899,119
60% LAR - 40% CIR	25%	£17,093,705	£15,595,769	£15,564,511	£15,414,843	£15,205,307	£15,160,406
60% LAR - 40% CIR	30%	£15,275,252	£13,857,056	£13,825,799	£13,676,131	£13,466,595	£13,421,694
60% LAR - 40% CIR	35%	£13,456,799	£12,118,343	£12,087,087	£11,937,419	£11,727,883	£11,682,982
60% LAR - 40% CIR	40%	£11,638,346	£10,379,631	£10,348,375	£10,198,706	£9,989,171	£9,944,270
60% LAR - 40% CIR	45%	£9,819,893	£8,640,919	£8,610,663	£8,460,994	£8,251,458	£8,206,558
60% LAR - 40% CIR	50%	£8,001,439	£6,902,207	£6,870,951	£6,721,282	£6,511,747	£6,466,846

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

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£30,232,272	£28,335,630	£28,304,372	£28,154,704	£27,945,168	£27,900,267
60% LAR - 40% CIR	5%	£28,413,819	£26,596,917	£26,565,660	£26,416,992	£26,207,456	£26,162,555
60% LAR - 40% CIR	10%	£26,595,365	£24,858,205	£24,826,948	£24,678,280	£24,468,744	£24,423,843
60% LAR - 40% CIR	15%	£24,776,912	£23,119,493	£23,088,236	£22,938,568	£22,729,032	£22,684,131
60% LAR - 40% CIR	20%	£22,958,458	£21,380,781	£21,349,524	£21,199,856	£20,990,320	£20,945,419
60% LAR - 40% CIR	25%	£21,140,005	£19,642,069	£19,610,811	£19,461,143	£19,251,607	£19,206,706
60% LAR - 40% CIR	30%	£19,321,552	£17,903,566	£17,872,309	£17,722,641	£17,513,105	£17,468,204
60% LAR - 40% CIR	35%	£17,503,099	£16,164,845	£16,133,587	£15,983,919	£15,774,383	£15,729,482
60% LAR - 40% CIR	40%	£15,684,646	£14,425,931	£14,394,675	£14,245,006	£14,035,471	£13,990,570
60% LAR - 40% CIR	45%	£13,866,193	£12,687,219	£12,655,963	£12,506,294	£12,296,758	£12,251,857
60% LAR - 40% CIR	50%	£12,047,739	£10,948,507	£10,917,251	£10,767,582	£10,558,047	£10,513,146

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

£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£31,908,872	£30,012,230	£29,980,972	£29,831,304	£29,621,768	£29,576,867
60% LAR - 40% CIR	5%	£30,090,419	£28,273,517	£28,242,260	£28,092,592	£27,883,056	£27,838,155
60% LAR - 40% CIR	10%	£28,271,965	£26,534,805	£26,503,548	£26,353,880	£26,144,344	£26,099,443
60% LAR - 40% CIR	15%	£26,453,512	£24,796,093	£24,764,836	£24,615,168	£24,405,632	£24,360,731
60% LAR - 40% CIR	20%	£24,635,058	£23,057,381	£23,026,124	£22,876,456	£22,666,920	£22,622,019
60% LAR - 40% CIR	25%	£22,816,605	£21,318,669	£21,287,411	£21,137,743	£20,928,207	£20,883,306
60% LAR - 40% CIR	30%	£20,998,152	£19,579,956	£19,548,699	£19,399,031	£19,189,495	£19,144,594
60% LAR - 40% CIR	35%	£19,179,699	£17,841,243	£17,809,987	£17,660,319	£17,450,783	£17,405,882
60% LAR - 40% CIR	40%	£17,361,246	£16,102,531	£16,071,275	£15,921,606	£15,712,071	£15,667,170
60% LAR - 40% CIR	45%	£15,542,793	£14,363,819	£14,332,563	£14,182,894	£13,973,359	£13,928,458
60% LAR - 40% CIR	50%	£13,724,339	£12,625,107	£12,593,851	£12,444,182	£12,234,647	£12,189,746

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

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£33,890,772	£31,894,130	£31,862,872	£31,813,204	£31,803,688	£31,558,767
60% LAR - 40% CIR	5%	£32,072,319	£30,226,417	£30,224,160	£30,074,492	£29,864,956	£29,820,055
60% LAR - 40% CIR	10%	£30,253,865	£28,516,705	£28,485,448	£28,335,780	£28,126,244	£28,081,343
60% LAR - 40% CIR	15%	£28,435,412	£26,777,993	£26,746,736	£26,597,068	£26,387,532	£26,342,631
60% LAR - 40% CIR	20%	£26,616,958	£25,038,281	£25,007,024	£24,857,356	£24,647,820	£24,603,919
60% LAR - 40% CIR	25%	£24,798,505	£23,300,569	£23,269,311	£23,119,643	£22,910,107	£22,865,206
60% LAR - 40% CIR	30%	£22,980,052	£21,561,856	£21,530,599	£21,380,931	£21,171,395	£21,126,494
60% LAR - 40% CIR	35%	£21,161,599	£19,823,143	£19,791,887	£19,642,219	£19,432,683	£19,387,782
60% LAR - 40% CIR	40%	£19,343,146	£18,084,431	£18,053,175	£17,903,506	£17,693,971	£17,649,070
60% LAR - 40% CIR	45%	£17,524,693	£16,345,719	£16,314,463	£16,164,794	£15,955,259	£15,910,358
60% LAR - 40% CIR	50%	£15,706,239	£14,607,007	£14,575,751	£14,426,082	£14,216,547	£14,171,646

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£37,745,130	£37,783,168	£37,767,911	£37,812,242	£37,862,707	£37,357,806
60% LAR - 40% CIR	10%	£36,733,692	£36,867,025	£36,836,452	£36,886,984	£36,937,496	£36,432,147
60% LAR - 40% CIR	15%	£33,725,254	£33,841,850	£33,810,593	£33,760,925	£33,551,389	£33,506,488
60% LAR - 40% CIR	20%	£31,716,816	£30,060,531	£31,984,933	£31,835,265	£31,625,729	£31,580,828
60% LAR - 40% CIR	25%	£29,708,378	£28,164,872	£28,133,615	£29,509,606	£29,700,070	£29,655,170
60% LAR - 40% CIR	30%	£27,699,940	£26,236,213	£26,207,957	£27,983,947	£27,774,411	£27,729,511
60% LAR - 40% CIR	35%	£25,691,502	£24,313,554	£24,282,297	£26,058,298	£25,848,752	£25,803,852
60% LAR - 40% CIR	40%	£23,683,064	£22,387,895	£22,356,638	£24,132,626	£23,923,093	£23,878,192
60% LAR - 40% CIR	45%	£21,674,626	£20,462,236	£20,430,979	£22,206,970	£21,997,434	£21,952,533
60% LAR - 40% CIR	50%	£19,666,188	£18,536,577	£18,505,319	£20,281,311	£20,071,775	£20,026,874
					£18,355,651	£18,146,115	£18,101,215

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£29,955,656	£28,028,268	£27,997,011	£27,847,342	£27,697,607	£27,592,906
60% LAR - 40% CIR	5%	£27,977,230	£26,102,605	£26,071,352	£25,921,684	£25,771,948	£25,667,247
60% LAR - 40% CIR	10%	£25,968,792	£24,176,950	£24,145,693	£23,996,025	£23,786,489	£23,741,588
60% LAR - 40% CIR	15%	£23,960,354	£22,251,291	£22,220,033	£22,070,365	£21,860,829	£21,815,928
60% LAR - 40% CIR	20%	£21,951,916	£20,325,631	£20,294,375	£20,144,706	£19,935,170	£19,890,270
60% LAR - 40% CIR	25%	£19,943,478	£18,399,972	£18,368,716	£18,219,047	£18,009,511	£17,964,611
60% LAR - 40% CIR	30%	£17,935,040	£16,474,313	£16,443,057	£16,293,388	£16,083,852	£16,038,952
60% LAR - 40% CIR	35%	£15,926,602	£14,548,654	£14,517,397	£14,367,728	£14,158,192	£14,113,292
60% LAR - 40% CIR	40%	£13,918,164	£12,622,995	£12,591,738	£12,442,070	£12,232,534	£12,187,633
60% LAR - 40% CIR	45%	£11,909,726	£10,697,336	£10,666,079	£10,516,411	£10,306,875	£10,261,974
60% LAR - 40% CIR	50%	£9,901,288	£8,771,877	£8,740,419	£8,590,751	£8,381,215	£8,336,315

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

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£34,037,968	£32,074,568	£32,043,311	£31,893,642	£31,684,107	£31,639,206
60% LAR - 40% CIR	5%	£32,023,530	£29,148,909	£29,117,652	£28,967,984	£28,758,448	£28,713,547
60% LAR - 40% CIR	10%	£30,015,092	£27,223,250	£27,191,993	£27,042,325	£26,832,789	£26,787,888
60% LAR - 40% CIR	15%	£28,006,654	£25,297,591	£25,266,333	£25,116,665	£24,907,129	£24,862,228
60% LAR - 40% CIR	20%	£25,998,216	£23,371,931	£23,340,675	£23,191,006	£22,981,470	£22,936,570
60% LAR - 40% CIR	25%	£23,989,778	£21,446,272	£21,415,016	£21,265,347	£21,055,811	£21,010,911
60% LAR - 40% CIR	30%	£21,981,340	£19,520,613	£19,489,357	£19,339,688	£19,130,152	£19,085,252
60% LAR - 40% CIR	35%	£19,972,902	£17,594,954	£17,563,697	£17,414,028	£17,204,492	£17,159,592
60% LAR - 40% CIR	40%	£17,964,464	£15,669,295	£15,638,038	£15,488,370	£15,278,834	£15,233,933
60% LAR - 40% CIR	45%	£15,956,026	£13,743,636	£13,712,379	£13,562,711	£13,353,175	£13,308,274
60% LAR - 40% CIR	50%	£13,947,588	£11,817,977	£11,786,719	£11,637,051	£11,427,515	£11,382,615

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

£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£35,708,568	£33,751,168	£33,719,911	£33,570,242	£33,360,707	£33,315,806
60% LAR - 40% CIR	5%	£33,700,130	£31,825,509	£31,794,252	£31,644,584	£31,435,048	£31,390,147
60% LAR - 40% CIR	10%	£31,691,692	£29,899,850	£29,868,593	£29,718,925	£29,509,389	£29,464,488
60% LAR - 40% CIR	15%	£29,683,254	£27,974,191	£27,942,933	£27,793,265	£27,583,729	£27,538,828
60% LAR - 40% CIR	20%	£27,674,816	£26,048,531	£26,017,275	£25,867,606	£25,658,070	£25,613,170
60% LAR - 40% CIR	25%	£25,666,378	£24,122,872	£24,091,616	£23,941,947	£23,732,411	£23,687,511
60% LAR - 40% CIR	30%	£23,657,940	£22,197,213	£22,165,957	£22,016,288	£21,806,752	£21,761,852
60% LAR - 40% CIR	35%	£21,649,502	£20,271,554	£20,240,297	£20,090,628	£19,881,092	£19,836,192
60% LAR - 40% CIR	40%	£19,641,064	£18,345,895	£18,314,638	£18,164,970	£17,955,434	£17,910,533
60% LAR - 40% CIR	45%	£17,632,626	£16,420,236	£16,389,979	£16,239,311	£16,029,775	£15,984,874
60% LAR - 40% CIR	50%	£15,624,188	£14,494,577	£14,463,319	£14,313,651	£14,104,115	£14,059,215

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

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£37,690,488	£35,733,088	£35,701,831	£35,552,162	£35,342,607	£35,297,706
60% LAR - 40% CIR	5%	£35,682,050	£33,807,409	£33,776,152	£33,626,484	£33,416,948	£33,372,047
60% LAR - 40% CIR	10%	£33,673,612	£31,881,750	£31,850,493	£31,700,825	£31,491,289	£31,446,388
60% LAR - 40% CIR	15%	£31,665,174	£29,956,091	£29,924,833	£29,775,165	£29,565,629	£29,520,728
60% LAR - 40% CIR	20%	£29,656,736	£28,030,431	£27,999,175	£27,849,506	£27,639,970	£27,595,070
60% LAR - 40% CIR	25%	£27,648,298	£26,104,772	£26,073,516	£25,923,847	£25,714,311	£25,669,411
60% LAR - 40% CIR	30%	£25,639,860	£24,179,113	£24,147,857	£23,998,188	£23,788,652	£23,743,752
60% LAR - 40% CIR	35%	£23,631,422	£22,253,454	£22,222,197	£22,072,528	£21,862,993	£21,818,092
60% LAR - 40% CIR	40%	£21,622,984	£20,327,795	£20,296,538	£20,146,870	£19,937,334	£19,892,433
60% LAR - 40% CIR	45%	£19,614,546	£18,402,136	£18,370,879	£18,221,211	£18,011,675	£17,966,774
60% LAR - 40% CIR	50%	£17,606,088	£16,476,477	£16,445,219	£16,295,551	£16,086,015	£16,041,115

LB Camden
Local Plan Viability Testing 2026

Resil 13 - 135 Flats	
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No Units	135
Site Area	1.44 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£30,960,256	£42,307,819	£41,909,710	£45,595,459	£36,557,059	£39,262,977
60% LAR - 40% CIR	5%	£47,377,142	£38,667,789	£38,667,197	£37,625,713	£36,255,035	£35,662,692
60% LAR - 40% CIR	10%	£43,780,914	£35,663,891	£35,274,694	£34,301,702	£32,939,512	£32,647,615
60% LAR - 40% CIR	15%	£40,156,802	£32,324,253	£31,935,334	£30,566,540	£29,628,626	£29,317,888
60% LAR - 40% CIR	20%	£36,517,762	£28,971,007	£28,584,251	£27,617,361	£26,263,716	£25,973,649
60% LAR - 40% CIR	25%	£32,865,685	£25,604,263	£25,218,575	£24,254,303	£22,904,321	£22,615,040
60% LAR - 40% CIR	30%	£29,200,799	£22,224,215	£21,839,439	£20,877,497	£19,530,760	£19,242,196
60% LAR - 40% CIR	35%	£25,523,228	£18,830,931	£18,446,974	£17,487,082	£16,143,233	£15,855,265
60% LAR - 40% CIR	40%	£21,833,100	£15,424,563	£15,041,313	£14,076,355	£12,714,515	£12,422,691
60% LAR - 40% CIR	45%	£18,130,359	£11,986,831	£11,598,339	£10,627,110	£9,267,399	£8,975,020
60% LAR - 40% CIR	50%	£14,415,671	£8,522,449	£8,134,451	£7,164,457	£5,806,466	£5,515,468

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£36,444,475	£59,102,972	£59,498,000	£69,475,262	£61,647,071	£64,141,793
60% LAR - 40% CIR	5%	£54,577,849	£46,414,961	£46,800,513	£51,762,016	£46,189,056	£48,442,709
60% LAR - 40% CIR	10%	£47,623,316	£38,740,840	£38,130,037	£41,103,029	£38,483,219	£39,797,116
60% LAR - 40% CIR	15%	£41,247,626	£30,980,478	£30,368,398	£31,792,204	£27,796,005	£27,088,843
60% LAR - 40% CIR	20%	£34,866,869	£23,243,724	£22,630,486	£23,781,270	£20,141,015	£19,431,082
60% LAR - 40% CIR	25%	£28,490,046	£15,490,447	£14,876,196	£17,150,421	£13,500,410	£12,789,691
60% LAR - 40% CIR	30%	£22,103,931	£7,740,545	£7,126,288	£10,527,233	£6,873,957	£6,162,531
60% LAR - 40% CIR	35%	£15,711,502	£0	£0	£3,917,649	£0	£0
60% LAR - 40% CIR	40%	£9,321,831	£0	£0	£0	£0	£0
60% LAR - 40% CIR	45%	£2,934,962	£0	£0	£0	£0	£0
60% LAR - 40% CIR	50%	£0	£0	£0	£0	£0	£0

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£8,426,356	£17,381,643	£17,476,781	£19,484,023	£19,626,002	£20,122,484
60% LAR - 40% CIR	5%	£12,808,309	£20,386,467	£20,786,246	£21,762,746	£21,129,613	£21,442,770
60% LAR - 40% CIR	10%	£15,804,547	£23,721,570	£24,110,768	£25,083,769	£24,443,949	£24,757,847
60% LAR - 40% CIR	15%	£19,228,959	£27,061,299	£27,448,127	£28,416,022	£27,776,036	£28,080,913
60% LAR - 40% CIR	20%	£22,647,700	£30,401,024	£30,801,210	£31,766,101	£31,121,740	£31,421,911
60% LAR - 40% CIR	25%	£26,071,777	£33,741,178	£34,166,887	£35,131,199	£34,481,141	£34,776,422
60% LAR - 40% CIR	30%	£29,501,862	£37,081,332	£37,536,022	£38,846,964	£38,054,268	£38,343,265
60% LAR - 40% CIR	35%	£32,932,233	£40,421,485	£40,906,468	£41,896,379	£41,042,229	£41,330,197
60% LAR - 40% CIR	40%	£37,362,362	£43,761,638	£44,344,148	£45,309,107	£44,397,947	£44,692,771
60% LAR - 40% CIR	45%	£41,792,493	£47,101,791	£47,787,132	£48,739,368	£47,718,073	£48,008,441
60% LAR - 40% CIR	50%	£46,222,624	£50,441,944	£51,231,615	£52,221,604	£51,076,995	£51,368,993

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£8,985,641	£27,203	£88,995	£1,046,176	£2,417,588	£2,711,838
60% LAR - 40% CIR	5%	£5,402,526	£2,844,826	£3,374,419	£4,351,063	£2,718,079	£3,011,624
60% LAR - 40% CIR	10%	£1,806,209	£8,310,724	£8,699,922	£17,672,914	£9,035,103	£9,327,001
60% LAR - 40% CIR	15%	£1,817,713	£9,696,363	£10,038,281	£11,008,000	£12,365,700	£12,656,728
60% LAR - 40% CIR	20%	£3,464,864	£11,050,608	£11,386,364	£14,817,264	£16,710,060	£16,992,068
60% LAR - 40% CIR	25%	£5,108,031	£14,376,332	£14,706,041	£17,729,373	£19,079,299	£19,369,078
60% LAR - 40% CIR	30%	£12,723,616	£18,740,490	£19,055,175	£21,087,118	£22,444,048	£22,724,817
60% LAR - 40% CIR	35%	£18,441,907	£23,153,085	£23,627,642	£24,801,030	£26,511,361	£26,791,311
60% LAR - 40% CIR	40%	£20,141,515	£26,590,082	£27,093,302	£27,889,201	£29,269,121	£29,551,024
60% LAR - 40% CIR	45%	£23,844,077	£29,940,785	£30,526,176	£31,342,006	£32,701,726	£32,986,585
60% LAR - 40% CIR	50%	£27,658,845	£33,452,187	£33,846,164	£34,816,188	£36,144,149	£36,429,147

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,891,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£29,586,910	£20,908,472	£20,516,364	£18,536,093	£18,163,713	£17,869,631
60% LAR - 40% CIR	5%	£25,983,796	£17,696,443	£17,293,851	£16,223,367	£14,862,295	£14,469,346
60% LAR - 40% CIR	10%	£22,387,568	£14,270,545	£13,861,348	£12,908,356	£11,546,166	£11,254,268
60% LAR - 40% CIR	15%	£18,783,556	£10,690,966	£10,242,088	£9,573,193	£8,215,478	£7,924,542
60% LAR - 40% CIR	20%	£15,184,416	£7,077,061	£6,180,905	£5,224,015	£4,470,370	£4,180,301
60% LAR - 40% CIR	25%	£11,472,339	£4,210,937	£3,625,229	£2,860,566	£1,510,975	£1,221,063
60% LAR - 40% CIR	30%	£7,767,453	£1,330,893	£1,046,093	£0	£0	£0
60% LAR - 40% CIR	35%	£4,129,892	£0	£0	£0	£0	£0
60% LAR - 40% CIR	40%	£0	£0	£0	£0	£0	£0
60% LAR - 40% CIR	45%	£0	£0	£0	£0	£0	£0
60% LAR - 40% CIR	50%	£0	£0	£0	£0	£0	£0

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
No Units	138
Site Area	1.84 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£30,865,258	£42,301,819	£41,909,710	£40,959,459	£38,357,699	£38,262,977	£38,262,977
60% LAR - 40% CIR	10%	£47,377,142	£38,889,789	£37,922,713	£36,999,197	£36,255,636	£36,862,492	£36,862,492
60% LAR - 40% CIR	15%	£43,780,914	£35,663,891	£35,274,694	£34,301,702	£32,639,512	£32,647,615	£32,647,615
60% LAR - 40% CIR	20%	£40,156,902	£32,324,253	£31,938,334	£30,966,540	£29,668,825	£29,317,888	£29,317,888
60% LAR - 40% CIR	25%	£36,517,762	£28,971,007	£28,584,251	£27,617,361	£26,263,716	£25,973,649	£25,973,649
60% LAR - 40% CIR	30%	£32,865,685	£25,604,283	£25,218,575	£24,254,303	£22,904,321	£22,615,040	£22,615,040
60% LAR - 40% CIR	35%	£29,220,759	£22,224,215	£21,839,438	£20,877,487	£19,530,780	£19,242,198	£19,242,198
60% LAR - 40% CIR	40%	£25,523,228	£18,830,931	£18,446,974	£17,487,082	£16,143,233	£15,855,265	£15,855,265
60% LAR - 40% CIR	45%	£21,833,100	£15,424,563	£15,041,313	£14,076,355	£12,714,515	£12,422,691	£12,422,691
60% LAR - 40% CIR	50%	£18,135,539	£11,986,831	£11,598,339	£10,627,110	£9,267,390	£8,976,020	£8,976,020
60% LAR - 40% CIR	55%	£14,415,671	£8,522,449	£8,134,451	£7,164,457	£5,806,466	£5,515,468	£5,515,468

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

		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity & Sustainability Policy CC3 & CC9		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
	0%	£59,444,475	£36,102,912	£39,495,020	£60,475,292	£61,847,871	£62,141,793
60% LAR - 40% CIR	5%	£54,027,299	£32,614,941	£35,900,334	£55,170,419	£56,548,094	£56,842,016
60% LAR - 40% CIR	10%	£37,621,818	£15,742,840	£16,130,037	£38,103,020	£39,483,218	£39,777,118
60% LAR - 40% CIR	15%	£31,247,828	£10,265,478	£10,488,386	£30,438,191	£31,795,905	£32,088,043
60% LAR - 40% CIR	20%	£24,886,869	£4,723,224	£4,923,603	£22,803,179	£24,041,370	£24,331,961
60% LAR - 40% CIR	25%	£18,539,046	£17,800,447	£16,188,156	£17,150,428	£18,300,410	£18,789,891
60% LAR - 40% CIR	30%	£14,272,931	£7,168,516	£7,568,657	£12,827,233	£13,903,951	£14,392,533
60% LAR - 40% CIR	35%	£10,981,502	£2,573,800	£2,957,757	£9,337,649	£10,351,498	£10,840,468
60% LAR - 40% CIR	40%	£7,971,631	£35,899,167	£36,363,417	£87,328,378	£88,690,216	£88,992,040
60% LAR - 40% CIR	45%	£3,274,185	£38,417,090	£39,888,392	£69,437,821	£70,817,947	£71,119,710
60% LAR - 40% CIR	50%	£88,889,660	£92,882,282	£93,270,275	£94,240,273	£95,598,265	£95,889,262

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

						Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
	0%	£8,425,206	£17,083,043	£17,475,751	£18,468,923	£19,868,302	£20,122,484
60% LAR - 40% CIR	5%	£1,608,320	£20,396,672	£20,788,334	£21,782,419	£23,182,800	£23,437,016
60% LAR - 40% CIR	10%	£13,601,947	£23,721,370	£24,110,768	£25,103,760	£26,445,940	£26,700,160
60% LAR - 40% CIR	15%	£19,228,980	£27,081,289	£27,448,127	£28,418,622	£29,778,638	£30,032,816
60% LAR - 40% CIR	20%	£22,867,700	£30,414,624	£30,761,210	£31,748,101	£33,111,746	£33,365,916
60% LAR - 40% CIR	25%	£26,519,777	£33,781,178	£34,168,887	£35,131,159	£36,481,741	£36,735,922
60% LAR - 40% CIR	30%	£30,186,662	£37,151,246	£37,548,008	£38,907,684	£39,855,905	£40,109,260
60% LAR - 40% CIR	35%	£33,862,233	£40,524,531	£40,938,468	£41,968,179	£42,924,229	£43,178,597
60% LAR - 40% CIR	40%	£37,552,392	£43,900,888	£44,344,148	£45,309,107	£46,670,947	£46,925,317
60% LAR - 40% CIR	45%	£41,254,633	£47,286,631	£47,749,625	£48,958,631	£50,268,441	£50,493,441
60% LAR - 40% CIR	50%	£44,965,791	£50,663,813	£51,151,010	£52,221,004	£53,578,365	£53,889,393

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

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

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LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
No Units	138
Site Area	1.84 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£35,935,685	£51,200,709	£50,508,801	£45,858,345	£48,255,849	£48,161,865
60% LAR - 40% CIR	10%	£35,904,750	£47,443,735	£47,053,142	£46,076,599	£44,759,592	£44,416,837
60% LAR - 40% CIR	15%	£51,859,701	£43,672,892	£43,283,695	£42,310,703	£40,948,513	£40,656,615
60% LAR - 40% CIR	20%	£47,801,684	£39,888,309	£39,500,391	£38,530,096	£37,172,892	£36,881,944
60% LAR - 40% CIR	25%	£43,730,762	£36,090,119	£35,703,363	£34,736,473	£33,382,828	£33,092,761
60% LAR - 40% CIR	30%	£39,647,119	£32,278,452	£31,892,743	£30,928,470	£29,576,489	£29,289,207
60% LAR - 40% CIR	35%	£35,531,247	£28,453,438	£28,068,692	£27,106,720	£25,750,004	£25,471,421
60% LAR - 40% CIR	40%	£31,401,501	£24,615,209	£24,231,253	£23,271,361	£21,927,511	£21,639,543
60% LAR - 40% CIR	45%	£27,258,198	£20,763,896	£20,380,648	£19,422,524	£18,081,150	£17,793,713
60% LAR - 40% CIR	50%	£23,104,462	£16,899,632	£16,516,379	£15,560,348	£14,218,641	£13,932,273
60% LAR - 40% CIR	55%	£18,937,419	£13,021,778	£12,638,772	£11,683,778	£10,305,787	£10,014,788

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£11,488,044	£30,204,022	£30,596,135	£51,376,401	£52,949,792	£53,242,863
60% LAR - 40% CIR	5%	£14,459,811	£31,965,955	£32,331,309	£53,309,072	£54,885,146	£55,098,094
60% LAR - 40% CIR	10%	£40,545,030	£37,731,839	£38,121,036	£59,430,028	£60,459,217	£60,748,119
60% LAR - 40% CIR	15%	£35,653,087	£35,116,422	£35,504,340	£60,674,135	£61,251,949	£61,622,768
60% LAR - 40% CIR	20%	£31,672,869	£32,314,512	£32,701,301	£59,669,257	£60,024,961	£60,311,969
60% LAR - 40% CIR	25%	£31,727,612	£39,128,279	£39,511,988	£70,476,261	£71,826,342	£72,118,524
60% LAR - 40% CIR	30%	£35,072,484	£42,351,293	£42,735,065	£74,258,619	£75,944,027	£76,333,310
60% LAR - 40% CIR	35%	£40,003,229	£46,765,522	£47,173,478	£78,133,370	£79,877,216	£80,265,188
60% LAR - 40% CIR	40%	£44,145,533	£50,649,833	£51,024,083	£81,982,207	£83,323,381	£83,611,018
60% LAR - 40% CIR	45%	£47,260,269	£54,369,059	£54,687,735	£85,844,395	£87,149,305	£87,474,535
60% LAR - 40% CIR	50%	£42,487,312	£48,382,961	£48,770,959	£89,740,953	£91,099,344	£91,385,943

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

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£551,224	£8,184,792	£8,576,861	£3,597,702	£10,569,913	£11,223,094
60% LAR - 40% CIR	5%	£1,019,212	£11,941,726	£12,333,309	£13,309,072	£14,875,805	£15,098,094
60% LAR - 40% CIR	10%	£7,523,765	£15,712,869	£16,101,767	£17,074,759	£18,438,345	£18,728,849
60% LAR - 40% CIR	15%	£11,583,782	£19,487,102	£19,885,075	£20,854,685	£22,212,979	£22,503,517
60% LAR - 40% CIR	20%	£10,644,689	£16,649,343	£17,042,068	£24,040,080	£24,540,362	£24,832,792
60% LAR - 40% CIR	25%	£18,738,342	£27,107,019	£27,492,719	£28,456,992	£29,806,873	£30,098,293
60% LAR - 40% CIR	30%	£25,684,215	£33,992,654	£34,378,805	£37,278,241	£38,825,458	£39,014,641
60% LAR - 40% CIR	35%	£27,863,869	£34,775,252	£35,154,205	£38,114,101	£39,557,590	£39,745,918
60% LAR - 40% CIR	40%	£32,135,254	£38,621,584	£39,004,814	£42,962,938	£44,304,312	£44,591,749
60% LAR - 40% CIR	45%	£36,260,693	£42,469,815	£42,945,115	£46,849,455	£48,093,185	£48,380,188
60% LAR - 40% CIR	50%	£40,448,042	£46,383,692	£46,761,688	£47,721,683	£48,979,675	£49,267,673

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

£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£17,962,070	£9,226,994	£8,533,985	£7,853,714	£5,481,333	£5,187,252
60% LAR - 40% CIR	5%	£13,930,134	£5,469,120	£5,078,527	£4,102,684	£2,754,866	£2,442,022
60% LAR - 40% CIR	10%	£9,885,086	£1,698,277	£1,309,079	£336,087	£1,026,102	£1,218,000
60% LAR - 40% CIR	15%	£9,827,049	£2,588,305	£2,474,224	£3,449,019	£4,861,733	£5,092,671
60% LAR - 40% CIR	20%	£1,766,147	£5,094,497	£4,617,202	£7,438,124	£8,941,787	£9,081,864
60% LAR - 40% CIR	25%	£2,327,438	£9,696,164	£10,081,873	£11,040,140	£12,396,727	£12,685,409
60% LAR - 40% CIR	30%	£6,443,962	£13,631,172	£13,905,954	£16,867,895	£18,214,612	£18,503,194
60% LAR - 40% CIR	35%	£10,573,114	£17,365,426	£17,743,862	£18,116,120	£20,647,104	£20,935,072
60% LAR - 40% CIR	40%	£14,718,418	£21,210,719	£21,593,968	£22,362,592	£23,993,465	£24,189,902
60% LAR - 40% CIR	45%	£18,010,120	£25,074,963	£25,457,636	£25,414,269	£27,074,963	£27,049,343
60% LAR - 40% CIR	50%	£23,037,198	£28,952,848	£29,340,543	£30,310,837	£31,844,828	£31,889,827

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

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£38,543,339	£29,807,363	£29,415,255	£28,434,983	£27,062,803	£26,768,522
60% LAR - 40% CIR	5%	£34,511,404	£26,020,389	£25,628,786	£24,663,313	£23,316,656	£23,023,291
60% LAR - 40% CIR	10%	£30,466,355	£22,279,546	£21,880,349	£20,917,357	£19,555,167	£19,263,289
60% LAR - 40% CIR	15%	£26,406,310	£18,494,963	£18,107,045	£17,137,250	£15,779,536	£15,486,588
60% LAR - 40% CIR	20%	£22,337,416	£14,686,772	£14,310,017	£13,343,127	£11,989,492	£11,696,415
60% LAR - 40% CIR	25%	£18,253,773	£10,885,105	£10,499,397	£9,535,124	£8,185,143	£7,895,861
60% LAR - 40% CIR	30%	£14,137,900	£7,080,592	£6,675,316	£5,713,392	£4,368,668	£4,078,075
60% LAR - 40% CIR	35%	£10,008,155	£3,221,863	£2,837,507	£1,878,015	£354,105	£246,197
60% LAR - 40% CIR	40%	£5,865,852	£(59,244)	£(1,012,898)	£(1,970,822)	£(3,312,186)	£(3,599,631)
60% LAR - 40% CIR	45%	£1,711,116	£(4,433,714)	£(8,079,367)	£(13,833,000)	£(17,156,305)	£(17,448,073)
60% LAR - 40% CIR	50%	£(2,445,927)	£(8,371,577)	£(14,769,574)	£(21,729,564)	£(27,087,559)	£(27,378,658)

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
No Units	138
Site Area	1.04 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£58,913,115	£60,051,372	£59,665,197	£58,899,816	£57,347,894	£57,058,202
60% LAR - 40% CIR	10%	£58,432,366	£59,868,801	£59,484,078	£58,522,789	£56,970,828	£56,679,885
60% LAR - 40% CIR	15%	£58,038,488	£51,672,567	£51,289,218	£50,919,704	£48,957,514	£48,665,617
60% LAR - 40% CIR	20%	£55,431,520	£47,452,366	£47,064,448	£46,094,653	£44,736,339	£44,446,001
60% LAR - 40% CIR	25%	£50,911,905	£43,206,231	£42,822,475	£41,855,586	£40,501,940	£40,211,873
60% LAR - 40% CIR	30%	£46,379,441	£38,952,619	£38,566,910	£37,602,638	£36,252,656	£35,963,375
60% LAR - 40% CIR	35%	£41,834,359	£34,692,061	£34,297,885	£33,335,944	£31,989,226	£31,700,644
60% LAR - 40% CIR	40%	£37,276,784	£30,399,489	£30,015,532	£29,055,639	£27,711,790	£27,423,822
60% LAR - 40% CIR	45%	£32,685,297	£26,103,231	£25,719,982	£24,761,858	£23,420,484	£23,133,047
60% LAR - 40% CIR	50%	£28,075,385	£21,794,021	£21,411,388	£20,454,735	£19,115,450	£18,828,465
60% LAR - 40% CIR	55%	£23,459,168	£17,471,995	£17,089,823	£16,134,407	£14,796,824	£14,510,205

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£12,491,816	£11,383,398	£11,739,574	£12,705,111	£14,096,367	£14,446,529
60% LAR - 40% CIR	5%	£18,972,573	£18,518,103	£18,901,063	£19,861,935	£21,241,203	£21,594,146
60% LAR - 40% CIR	10%	£11,468,343	£10,732,164	£10,115,513	£10,085,027	£12,441,216	£12,739,113
60% LAR - 40% CIR	15%	£14,075,102	£13,662,365	£13,340,283	£13,510,978	£15,867,792	£16,166,803
60% LAR - 40% CIR	20%	£19,450,626	£18,156,509	£17,842,256	£18,559,146	£20,862,266	£21,162,266
60% LAR - 40% CIR	25%	£25,029,299	£22,452,112	£22,837,893	£23,802,993	£26,152,075	£26,441,366
60% LAR - 40% CIR	30%	£30,570,372	£27,724,076	£27,168,678	£28,068,737	£30,415,654	£30,704,937
60% LAR - 40% CIR	35%	£34,127,847	£31,005,242	£31,388,189	£32,340,091	£33,602,941	£33,893,509
60% LAR - 40% CIR	40%	£38,719,434	£35,301,500	£35,684,749	£36,942,873	£37,984,247	£38,271,884
60% LAR - 40% CIR	45%	£43,326,265	£39,619,710	£39,993,261	£41,249,096	£42,289,385	£42,576,270
60% LAR - 40% CIR	50%	£47,845,853	£43,932,741	£44,314,905	£45,570,323	£46,697,907	£46,984,531

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£5,527,654	£665,911	£275,696	£385,843	£2,037,348	£2,307,265
60% LAR - 40% CIR	5%	£5,046,895	£1,816,181	£1,301,494	£1,463,335	£6,251,804	£6,514,078
60% LAR - 40% CIR	10%	£1,053,027	£7,712,885	£8,096,243	£8,064,758	£10,427,947	£10,718,844
60% LAR - 40% CIR	15%	£1,833,833	£11,833,986	£12,321,014	£13,250,838	£14,648,923	£14,938,481
60% LAR - 40% CIR	20%	£2,473,566	£16,573,566	£17,020,742	£17,962,660	£19,463,521	£19,753,569
60% LAR - 40% CIR	25%	£3,006,021	£20,432,843	£20,818,552	£21,782,842	£23,132,806	£23,422,987
60% LAR - 40% CIR	30%	£3,531,192	£24,302,871	£24,687,577	£25,648,517	£26,998,225	£27,288,411
60% LAR - 40% CIR	35%	£4,056,678	£28,186,975	£28,568,035	£29,530,822	£31,873,872	£32,164,010
60% LAR - 40% CIR	40%	£4,582,100	£32,072,231	£32,455,489	£33,423,603	£35,964,377	£36,254,414
60% LAR - 40% CIR	45%	£5,107,526	£35,964,448	£36,348,728	£37,249,728	£40,073,917	£40,363,701
60% LAR - 40% CIR	50%	£5,632,954	£39,852,472	£40,735,638	£41,561,654	£44,588,637	£44,878,262

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£26,938,500	£18,076,757	£17,690,542	£16,725,003	£15,373,248	£15,083,586
60% LAR - 40% CIR	5%	£22,457,742	£13,884,165	£13,509,462	£12,547,653	£11,188,812	£10,896,968
60% LAR - 40% CIR	10%	£17,963,873	£9,697,951	£9,314,603	£8,345,088	£6,982,899	£6,691,002
60% LAR - 40% CIR	15%	£13,487,013	£5,477,730	£5,099,632	£4,120,037	£2,762,423	£2,471,196
60% LAR - 40% CIR	20%	£8,937,290	£1,224,616	£847,869	£119,699	£1,474,874	£1,184,744
60% LAR - 40% CIR	25%	£4,434,825	£23,821,997	£23,407,705	£23,371,978	£25,721,969	£26,011,241
60% LAR - 40% CIR	30%	£4,460,964	£27,701,895	£27,287,603	£27,252,011	£29,605,965	£30,001,877
60% LAR - 40% CIR	35%	£4,487,831	£31,575,127	£31,160,804	£31,125,079	£33,992,825	£34,388,734
60% LAR - 40% CIR	40%	£4,509,319	£35,451,384	£35,034,633	£34,997,757	£38,384,131	£38,769,568
60% LAR - 40% CIR	45%	£4,530,730	£39,326,634	£38,903,447	£38,863,447	£42,774,405	£43,160,155
60% LAR - 40% CIR	50%	£4,551,448	£43,202,638	£42,884,783	£42,840,268	£47,177,781	£47,564,418

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£47,519,769	£38,658,026	£38,277,811	£37,306,272	£35,954,517	£35,664,856
60% LAR - 40% CIR	5%	£43,035,012	£34,475,454	£34,090,731	£33,126,923	£31,770,192	£31,477,237
60% LAR - 40% CIR	10%	£38,545,142	£30,279,220	£29,895,872	£28,926,357	£27,564,168	£27,272,271
60% LAR - 40% CIR	15%	£34,038,263	£26,088,020	£25,671,102	£24,701,307	£23,343,593	£23,052,695
60% LAR - 40% CIR	20%	£29,518,555	£21,815,885	£21,428,129	£20,462,240	£19,108,594	£18,816,527
60% LAR - 40% CIR	25%	£24,989,094	£17,559,273	£17,173,564	£16,209,292	£14,859,310	£14,567,029
60% LAR - 40% CIR	30%	£20,441,013	£13,295,315	£12,904,538	£11,942,588	£10,593,880	£10,307,298
60% LAR - 40% CIR	35%	£15,883,438	£9,036,143	£8,622,186	£7,662,294	£6,318,444	£6,030,476
60% LAR - 40% CIR	40%	£11,291,951	£4,769,885	£4,356,036	£3,388,512	£2,027,138	£1,739,701
60% LAR - 40% CIR	45%	£6,685,019	£4,000,675	£3,587,022	£2,618,847	£1,277,665	£1,004,484
60% LAR - 40% CIR	50%	£2,065,822	£3,821,387	£3,403,521	£2,558,939	£1,186,522	£883,144

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
No Units	138
Site Area	1.84 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£88,885,116	£80,881,461	£80,275,245	£79,369,706	£77,857,882	£77,088,290
60% LAR - 40% CIR	10%	£84,335,109	£76,448,384	£75,963,661	£74,101,493	£72,755,392	£72,466,775
60% LAR - 40% CIR	15%	£78,788,989	£70,221,645	£69,838,298	£68,879,929	£67,538,211	£67,250,701
60% LAR - 40% CIR	20%	£73,234,881	£64,981,375	£64,599,289	£63,644,666	£62,306,757	£62,020,161
60% LAR - 40% CIR	25%	£67,587,308	£59,727,700	£59,346,757	£58,394,398	£57,061,067	£56,775,380
60% LAR - 40% CIR	30%	£62,088,192	£54,460,751	£54,080,839	£53,131,059	£51,801,366	£51,516,431
60% LAR - 40% CIR	35%	£56,495,860	£49,193,657	£48,811,894	£47,864,179	£46,524,090	£46,238,495
60% LAR - 40% CIR	40%	£50,891,035	£43,887,548	£43,509,359	£42,562,290	£41,228,440	£40,942,472
60% LAR - 40% CIR	45%	£45,273,839	£38,581,678	£38,198,428	£37,250,304	£35,916,831	£35,631,484
60% LAR - 40% CIR	50%	£39,644,399	£33,274,264	£32,891,611	£31,943,978	£30,610,692	£30,324,702
60% LAR - 40% CIR	55%	£34,002,836	£27,954,028	£27,471,861	£26,516,446	£25,178,864	£24,892,238

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£11,948,815	£30,743,270	£21,126,485	£22,965,524	£23,446,779	£23,736,441
60% LAR - 40% CIR	5%	£11,074,022	£27,968,342	£20,341,010	£22,176,391	£22,656,860	£22,946,492
60% LAR - 40% CIR	10%	£22,815,741	£31,183,588	£31,568,433	£32,524,802	£33,868,520	£34,154,030
60% LAR - 40% CIR	15%	£26,189,880	£36,423,566	£36,808,245	£37,760,844	£39,097,074	£39,384,539
60% LAR - 40% CIR	20%	£33,786,823	£41,671,031	£42,057,874	£43,010,333	£44,343,584	£44,628,941
60% LAR - 40% CIR	25%	£39,318,539	£46,943,979	£47,323,862	£48,273,672	£49,603,365	£49,888,299
60% LAR - 40% CIR	30%	£44,986,871	£52,224,074	£52,603,555	£53,553,555	£54,883,655	£55,168,233
60% LAR - 40% CIR	35%	£50,515,686	£57,517,105	£57,895,371	£58,845,441	£60,176,291	£60,464,259
60% LAR - 40% CIR	40%	£56,130,891	£62,843,053	£63,228,303	£64,184,427	£65,525,800	£65,813,237
60% LAR - 40% CIR	45%	£61,786,363	£68,165,457	£68,553,125	£69,510,723	£70,850,029	£71,138,033
60% LAR - 40% CIR	50%	£67,401,895	£73,555,763	£73,932,670	£74,888,285	£76,225,867	£76,512,492

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£30,472,655	£21,275,969	£20,889,784	£19,924,245	£18,572,490	£18,282,625
60% LAR - 40% CIR	5%	£24,944,847	£18,062,922	£17,678,199	£17,716,391	£16,364,860	£16,074,918
60% LAR - 40% CIR	10%	£19,403,528	£10,836,184	£10,452,836	£9,484,467	£8,152,750	£7,865,240
60% LAR - 40% CIR	15%	£13,849,420	£5,585,913	£5,213,824	£4,255,025	£2,921,296	£2,634,730
60% LAR - 40% CIR	20%	£8,292,446	£2,442,238	£2,067,084	£1,097,849	£47,349	£18,019,072
60% LAR - 40% CIR	25%	£2,702,731	£4,924,719	£5,304,622	£6,254,403	£7,884,096	£7,889,030
60% LAR - 40% CIR	30%	£2,689,692	£9,405,708	£9,785,708	£10,731,283	£12,361,281	£12,318,963
60% LAR - 40% CIR	35%	£5,484,427	£15,487,818	£15,875,102	£16,819,172	£18,177,021	£18,464,980
60% LAR - 40% CIR	40%	£14,111,622	£20,823,784	£21,207,034	£22,165,158	£23,505,531	£23,793,968
60% LAR - 40% CIR	45%	£20,146,262	£26,171,753	£26,558,003	£27,514,713	£28,845,765	£29,136,769
60% LAR - 40% CIR	50%	£25,382,628	£31,531,434	£31,913,600	£32,869,016	£34,208,588	£34,493,223

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£47,883,501	£38,686,845	£38,300,830	£37,335,081	£35,983,337	£35,693,675
60% LAR - 40% CIR	5%	£42,355,494	£33,473,768	£33,089,045	£32,127,237	£30,780,707	£30,492,164
60% LAR - 40% CIR	10%	£36,814,374	£28,247,030	£27,863,682	£26,905,313	£25,563,096	£25,276,086
60% LAR - 40% CIR	15%	£31,280,280	£23,008,739	£22,624,671	£21,669,481	£20,332,142	£20,045,676
60% LAR - 40% CIR	20%	£25,693,292	£17,753,085	£17,372,141	£16,419,195	£15,086,481	£14,800,774
60% LAR - 40% CIR	25%	£20,113,577	£12,486,136	£12,106,224	£11,156,443	£9,826,750	£9,541,816
60% LAR - 40% CIR	30%	£14,521,245	£7,206,242	£6,827,548	£5,873,964	£4,549,465	£4,260,931
60% LAR - 40% CIR	35%	£9,016,410	£1,912,831	£1,534,744	£67,876	£466,175	£41,054,143
60% LAR - 40% CIR	40%	£3,299,224	£3,412,639	£3,796,188	£4,754,312	£6,095,684	£6,383,121
60% LAR - 40% CIR	45%	£2,608,216	£5,703,151	£6,084,004	£7,039,633	£8,418,463	£8,705,396
60% LAR - 40% CIR	50%	£7,871,778	£14,125,887	£14,502,784	£15,458,170	£16,784,752	£17,062,377

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£98,454,770	£99,268,115	£98,881,899	£97,916,360	£96,584,006	£96,274,644
60% LAR - 40% CIR	5%	£92,395,765	£94,055,037	£93,670,314	£92,708,207	£91,381,876	£91,073,433
60% LAR - 40% CIR	10%	£87,395,643	£88,828,299	£88,444,952	£87,486,582	£86,144,865	£85,836,355
60% LAR - 40% CIR	15%	£81,841,535	£83,588,025	£83,205,940	£82,250,720	£80,913,411	£80,606,846
60% LAR - 40% CIR	20%	£46,274,951	£38,334,364	£37,953,410	£37,001,662	£35,667,751	£35,362,043
60% LAR - 40% CIR	25%	£40,694,846	£33,067,405	£32,687,493	£31,737,712	£30,403,020	£30,128,085
60% LAR - 40% CIR	30%	£35,102,514	£27,787,311	£27,408,318	£26,460,833	£25,130,754	£24,842,153
60% LAR - 40% CIR	35%	£29,497,689	£22,494,200	£22,116,013	£21,168,343	£19,815,094	£19,527,126
60% LAR - 40% CIR	40%	£23,880,493	£17,168,331	£16,785,082	£15,836,958	£14,485,585	£14,198,148
60% LAR - 40% CIR	45%	£18,251,053	£11,820,918	£11,439,265	£10,481,832	£9,132,346	£8,845,396
60% LAR - 40% CIR	50%	£12,605,490	£6,460,682	£6,078,515	£5,123,100	£3,785,517	£3,498,892

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
No Units	138
Site Area	1.04 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£10,836,699	£92,438,654	£92,052,439	£91,986,907	£89,735,145	£89,445,454
60% LAR - 40% CIR	10%	£95,700,253	£86,636,717	£86,251,994	£85,290,197	£83,943,696	£83,655,113
60% LAR - 40% CIR	15%	£89,560,705	£80,821,119	£80,437,772	£79,475,403	£78,137,685	£77,850,174
60% LAR - 40% CIR	20%	£83,408,188	£74,991,969	£74,609,900	£73,654,680	£72,317,312	£72,030,805
60% LAR - 40% CIR	25%	£77,242,765	£69,149,455	£68,766,511	£67,816,153	£66,482,851	£66,197,143
60% LAR - 40% CIR	30%	£71,064,622	£63,293,646	£62,913,734	£61,963,954	£60,634,261	£60,349,326
60% LAR - 40% CIR	35%	£64,873,861	£57,424,053	£57,045,098	£56,095,214	£54,771,737	£54,487,492
60% LAR - 40% CIR	40%	£58,670,607	£51,542,722	£51,164,533	£50,219,069	£48,895,416	£48,611,777
60% LAR - 40% CIR	45%	£52,454,983	£45,647,864	£45,270,374	£44,326,650	£42,998,043	£42,710,606
60% LAR - 40% CIR	50%	£46,227,114	£39,746,117	£39,367,483	£38,400,831	£37,061,545	£36,774,555
60% LAR - 40% CIR	55%	£39,987,123	£33,786,622	£33,404,455	£32,449,039	£31,111,456	£30,824,832

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£421,958	£9,868,077	£9,362,292	£9,317,831	£11,869,365	£11,698,247
60% LAR - 40% CIR	5%	£36,314,792	£14,788,012	£14,114,644	£14,152,211	£17,461,015	£17,249,616
60% LAR - 40% CIR	10%	£11,844,006	£20,583,612	£20,968,959	£21,921,328	£23,267,048	£23,554,517
60% LAR - 40% CIR	15%	£17,986,583	£26,412,742	£26,794,830	£27,750,851	£29,087,508	£29,373,026
60% LAR - 40% CIR	20%	£24,161,865	£32,255,276	£32,638,220	£33,594,241	£34,931,276	£35,216,794
60% LAR - 40% CIR	25%	£30,340,109	£38,111,584	£38,490,595	£39,447,777	£40,770,472	£41,055,404
60% LAR - 40% CIR	30%	£36,518,670	£43,966,038	£44,345,049	£45,298,416	£46,621,236	£46,911,230
60% LAR - 40% CIR	35%	£42,734,124	£49,821,009	£50,200,188	£51,155,661	£52,509,315	£52,792,564
60% LAR - 40% CIR	40%	£48,949,748	£55,759,897	£56,134,357	£57,078,080	£58,405,887	£58,684,124
60% LAR - 40% CIR	45%	£55,165,372	£61,684,614	£62,061,277	£62,993,898	£64,315,455	£64,593,175
60% LAR - 40% CIR	50%	£61,417,698	£67,615,189	£68,000,275	£68,955,691	£70,293,274	£70,575,899

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£42,447,238	£33,053,193	£32,666,977	£31,761,438	£30,349,684	£30,060,022
60% LAR - 40% CIR	5%	£36,314,792	£27,291,296	£26,866,533	£25,954,725	£24,568,194	£24,286,951
60% LAR - 40% CIR	10%	£30,175,243	£21,435,658	£21,052,310	£20,093,941	£18,752,224	£18,464,713
60% LAR - 40% CIR	15%	£24,022,706	£15,606,528	£15,224,430	£14,260,218	£12,931,910	£12,645,344
60% LAR - 40% CIR	20%	£17,867,304	£9,763,993	£9,383,590	£8,420,693	£7,097,366	£6,811,682
60% LAR - 40% CIR	25%	£11,678,161	£3,908,185	£3,528,273	£2,576,492	£1,248,799	£963,865
60% LAR - 40% CIR	30%	£5,495,402	£-1,966,047	£-2,539,763	£-3,592,947	£-4,811,124	£-4,897,971
60% LAR - 40% CIR	35%	£-774,654	£-7,842,742	£-8,220,026	£-9,166,262	£-10,459,045	£-10,773,055
60% LAR - 40% CIR	40%	£-8,530,478	£-15,737,587	£-16,115,087	£-17,058,611	£-18,367,418	£-18,674,855
60% LAR - 40% CIR	45%	£-16,364,617	£-23,628,458	£-23,993,638	£-24,944,544	£-26,253,015	£-26,510,916
60% LAR - 40% CIR	50%	£-24,386,339	£-31,589,848	£-32,061,007	£-33,016,422	£-34,274,965	£-34,586,639

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£59,852,074	£50,484,039	£50,077,823	£48,112,284	£47,760,520	£47,470,868
60% LAR - 40% CIR	5%	£53,725,636	£44,662,102	£44,277,379	£43,315,571	£41,969,040	£41,680,498
60% LAR - 40% CIR	10%	£47,586,089	£38,846,504	£38,463,156	£37,504,787	£36,163,070	£35,875,559
60% LAR - 40% CIR	15%	£41,433,553	£33,017,274	£32,632,285	£31,680,064	£30,342,796	£30,056,190
60% LAR - 40% CIR	20%	£35,284,150	£27,174,839	£26,790,896	£25,841,537	£24,508,236	£24,222,528
60% LAR - 40% CIR	25%	£29,090,007	£21,319,031	£20,930,119	£19,989,338	£18,659,445	£18,374,711
60% LAR - 40% CIR	30%	£22,899,246	£15,450,077	£15,071,083	£14,123,599	£12,797,122	£12,512,877
60% LAR - 40% CIR	35%	£16,695,895	£9,586,196	£9,199,820	£8,244,454	£6,907,861	£6,621,161
60% LAR - 40% CIR	40%	£10,480,368	£3,673,249	£3,295,759	£2,352,035	£1,023,428	£735,961
60% LAR - 40% CIR	45%	£4,252,468	£-2,248,615	£-2,877,802	£-3,907,965	£-5,041,995	£-5,200,664
60% LAR - 40% CIR	50%	£-1,987,492	£-8,187,884	£-8,870,160	£-9,924,874	£-10,963,159	£-11,148,793

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£90,433,343	£71,045,308	£70,659,093	£69,693,554	£68,341,799	£68,052,137
60% LAR - 40% CIR	5%	£74,336,907	£56,243,371	£55,858,948	£54,898,940	£53,550,310	£53,261,767
60% LAR - 40% CIR	10%	£58,167,359	£39,427,773	£39,044,426	£38,086,056	£36,744,339	£36,456,828
60% LAR - 40% CIR	15%	£42,014,822	£22,598,643	£22,215,554	£21,257,334	£20,004,025	£19,637,499
60% LAR - 40% CIR	20%	£25,845,419	£7,756,105	£7,373,165	£6,422,829	£5,089,565	£4,803,797
60% LAR - 40% CIR	25%	£9,671,276	£-1,900,350	£-1,520,388	£-2,569,607	£-3,940,915	£-4,055,980
60% LAR - 40% CIR	30%	£-7,480,515	£-8,031,343	£-8,350,352	£-9,704,869	£-11,378,391	£-11,594,144
60% LAR - 40% CIR	35%	£-13,277,261	£-16,140,375	£-16,771,180	£-18,626,723	£-21,502,010	£-21,718,430
60% LAR - 40% CIR	40%	£-19,061,637	£-24,254,518	£-24,877,028	£-27,633,304	£-31,604,697	£-31,817,260
60% LAR - 40% CIR	45%	£-24,848,796	£-32,366,771	£-32,984,117	£-35,807,485	£-40,666,199	£-40,881,209
60% LAR - 40% CIR	50%	£-30,635,977	£-40,479,024	£-41,091,109	£-44,265,893	£-49,128,119	£-49,343,486

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
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No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0%	0	£87,585,399	£95,139,276	£95,528,987	£94,003,263	£91,887,250	£91,409,533
60% LAR - 40% CIR	5%	£92,893,399	£91,581,417	£90,963,318	£94,453,069	£91,887,250	£91,409,533
60% LAR - 40% CIR	10%	£97,600,894	£86,963,103	£86,357,008	£94,829,740	£92,676,042	£92,214,536
60% LAR - 40% CIR	15%	£92,578,611	£82,334,461	£81,720,988	£90,187,238	£88,040,014	£87,579,896
60% LAR - 40% CIR	20%	£87,536,723	£87,665,073	£87,053,247	£86,523,680	£83,382,287	£82,923,417
60% LAR - 40% CIR	25%	£82,475,401	£82,975,456	£82,365,113	£80,839,254	£78,703,051	£78,245,294
60% LAR - 40% CIR	30%	£87,394,620	£82,269,788	£81,659,747	£78,134,142	£74,002,495	£73,545,714
60% LAR - 40% CIR	35%	£82,284,065	£82,536,249	£81,928,330	£74,408,531	£70,276,317	£69,813,420
60% LAR - 40% CIR	40%	£77,128,117	£18,787,016	£18,180,041	£16,643,086	£14,486,259	£14,024,082
60% LAR - 40% CIR	45%	£71,953,139	£13,983,330	£13,381,875	£11,293,234	£9,213,546	£9,213,546
60% LAR - 40% CIR	50%	£16,789,395	£9,147,129	£8,532,266	£6,995,133	£4,843,147	£4,376,583

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0%	0	£39,896,240	£28,239,562	£27,629,273	£36,103,549	£23,967,536	£23,509,819
60% LAR - 40% CIR	5%	£34,703,685	£23,681,703	£23,071,603	£21,533,355	£19,399,361	£19,937,431
60% LAR - 40% CIR	10%	£29,701,180	£19,063,389	£18,457,294	£16,930,026	£14,776,327	£14,314,822
60% LAR - 40% CIR	15%	£24,678,897	£14,434,746	£13,821,254	£12,387,523	£10,140,300	£9,680,181
60% LAR - 40% CIR	20%	£19,637,008	£9,793,389	£9,183,533	£7,623,866	£5,392,703	£5,930,703
60% LAR - 40% CIR	25%	£14,575,687	£5,075,742	£4,465,399	£2,939,540	£903,337	£345,579
60% LAR - 40% CIR	30%	£3,495,108	£266,074	£209,697	£4,999,274	£2,697,216	£2,348,088
60% LAR - 40% CIR	35%	£4,388,356	£4,363,466	£4,371,365	£8,461,164	£8,623,588	£8,086,255
60% LAR - 40% CIR	40%	£771,587	£9,112,695	£9,719,673	£11,259,620	£13,413,455	£13,875,633
60% LAR - 40% CIR	45%	£5,346,596	£13,916,884	£14,533,838	£16,070,480	£18,224,578	£18,898,195
60% LAR - 40% CIR	50%	£11,149,409	£18,752,594	£19,367,448	£20,804,581	£23,055,969	£23,623,131

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0%	0	£51,247,097	£39,800,419	£39,190,130	£37,664,406	£35,528,393	£35,070,676
60% LAR - 40% CIR	5%	£46,294,542	£35,222,680	£34,614,461	£33,084,212	£30,489,286	£30,031,569
60% LAR - 40% CIR	10%	£41,262,037	£30,624,246	£30,018,151	£28,490,863	£26,337,185	£25,879,679
60% LAR - 40% CIR	15%	£36,238,754	£25,995,603	£25,382,111	£23,848,380	£21,701,157	£21,243,038
60% LAR - 40% CIR	20%	£31,197,866	£21,366,216	£20,754,386	£19,164,823	£17,043,436	£16,584,540
60% LAR - 40% CIR	25%	£26,156,544	£16,636,599	£16,026,256	£14,500,367	£12,384,194	£11,906,437
60% LAR - 40% CIR	30%	£21,055,863	£11,926,931	£11,317,690	£9,795,295	£7,653,639	£7,206,857
60% LAR - 40% CIR	35%	£15,945,057	£7,197,262	£6,586,472	£5,069,673	£2,927,489	£2,474,563
60% LAR - 40% CIR	40%	£10,795,260	£2,443,151	£1,841,184	£3,024,229	£1,852,588	£2,314,775
60% LAR - 40% CIR	45%	£5,614,292	£2,664,981	£2,064,981	£2,064,981	£8,993,110	£7,125,310
60% LAR - 40% CIR	50%	£426,448	£7,191,737	£7,606,591	£8,343,724	£11,485,719	£11,962,274

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0%	0	£56,037,383	£44,590,704	£43,980,416	£42,454,692	£40,518,679	£39,860,962
60% LAR - 40% CIR	5%	£51,054,628	£40,012,646	£39,404,747	£37,884,498	£35,741,608	£35,278,574
60% LAR - 40% CIR	10%	£46,052,323	£35,414,532	£34,808,437	£33,281,168	£31,127,470	£30,665,965
60% LAR - 40% CIR	15%	£41,030,040	£30,785,889	£30,172,397	£28,636,666	£26,491,443	£26,031,324
60% LAR - 40% CIR	20%	£36,008,151	£26,156,562	£25,544,076	£23,975,109	£21,833,716	£21,374,846
60% LAR - 40% CIR	25%	£30,926,830	£21,426,885	£20,816,542	£19,290,663	£17,154,480	£16,696,722
60% LAR - 40% CIR	30%	£25,846,248	£16,712,717	£16,108,176	£14,565,571	£12,423,925	£11,967,643
60% LAR - 40% CIR	35%	£20,726,933	£11,987,677	£11,379,726	£9,859,869	£7,727,745	£7,264,548
60% LAR - 40% CIR	40%	£15,575,545	£7,238,445	£6,631,469	£5,094,514	£2,937,688	£2,474,510
60% LAR - 40% CIR	45%	£10,404,568	£2,434,759	£1,819,933	£2,801,663	£4,874,893	£4,398,098
60% LAR - 40% CIR	50%	£5,210,733	£2,481,451	£2,816,965	£4,583,438	£4,765,423	£4,771,889

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0%	0	£91,899,955	£90,253,276	£89,642,987	£88,117,263	£86,881,250	£86,523,533
60% LAR - 40% CIR	5%	£96,717,389	£85,675,417	£85,067,316	£83,547,069	£81,404,175	£80,941,145
60% LAR - 40% CIR	10%	£91,714,894	£81,077,103	£80,471,008	£78,943,740	£76,790,042	£76,326,536
60% LAR - 40% CIR	15%	£86,692,611	£76,446,461	£75,834,988	£74,301,238	£72,154,014	£71,693,895
60% LAR - 40% CIR	20%	£81,650,723	£71,770,073	£71,161,247	£69,637,680	£67,486,961	£67,027,417
60% LAR - 40% CIR	25%	£76,589,401	£67,089,456	£66,479,113	£64,953,254	£62,817,051	£62,359,294
60% LAR - 40% CIR	30%	£71,508,620	£62,379,788	£61,770,747	£60,245,142	£58,118,496	£57,659,714
60% LAR - 40% CIR	35%	£66,398,065	£57,650,249	£57,042,330	£55,322,531	£53,200,317	£52,741,082
60% LAR - 40% CIR	40%	£61,244,117	£52,901,016	£52,294,041	£50,757,086	£48,600,299	£48,139,082
60% LAR - 40% CIR	45%	£56,077,139	£48,191,230	£47,581,873	£46,043,254	£43,799,138	£43,337,546
60% LAR - 40% CIR	50%	£10,873,395	£3,261,129	£2,646,266	£1,109,133	£1,842,863	£1,609,417

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£87,385,955	£96,139,275	£85,528,987	£84,003,263	£81,867,250	£81,409,533
60% LAR - 40% CIR	10%	£57,600,884	£51,981,417	£50,953,318	£49,433,989	£47,250,179	£46,827,145
60% LAR - 40% CIR	15%	£32,570,611	£46,963,103	£46,357,008	£44,829,740	£42,676,042	£42,214,536
60% LAR - 40% CIR	20%	£47,536,723	£37,665,073	£37,053,247	£35,525,680	£33,382,267	£32,923,417
60% LAR - 40% CIR	25%	£42,475,401	£32,975,456	£32,365,113	£30,839,254	£28,703,051	£28,245,294
60% LAR - 40% CIR	30%	£37,384,020	£28,265,795	£27,656,747	£26,134,142	£24,002,495	£23,545,714
60% LAR - 40% CIR	35%	£32,284,065	£23,536,249	£22,928,330	£21,408,531	£19,276,317	£18,813,420
60% LAR - 40% CIR	40%	£27,128,117	£18,787,016	£18,180,041	£16,643,086	£14,496,259	£14,024,082
60% LAR - 40% CIR	45%	£21,953,139	£13,983,330	£13,367,875	£11,829,234	£9,675,138	£9,213,546
60% LAR - 40% CIR	50%	£16,759,305	£9,147,120	£8,532,266	£6,995,133	£4,843,147	£4,376,583

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£39,686,240	£28,239,562	£27,629,273	£26,103,549	£23,967,536	£23,509,819
60% LAR - 40% CIR	5%	£34,703,695	£23,661,703	£23,053,804	£21,533,305	£19,390,485	£18,927,431
60% LAR - 40% CIR	10%	£29,701,180	£19,063,389	£18,457,294	£16,930,026	£14,776,327	£14,314,822
60% LAR - 40% CIR	15%	£24,678,687	£14,434,746	£13,821,254	£12,287,523	£10,140,300	£9,680,181
60% LAR - 40% CIR	20%	£19,637,006	£9,765,359	£9,153,033	£7,663,969	£5,486,273	£5,023,703
60% LAR - 40% CIR	25%	£14,575,687	£5,075,742	£4,465,399	£2,939,540	£803,337	£345,979
60% LAR - 40% CIR	30%	£9,495,106	£356,074	£249,867	£149,999	£4,284,009	£4,284,009
60% LAR - 40% CIR	35%	£4,384,350	£4,368,465	£4,971,385	£5,451,184	£3,223,595	£3,089,265
60% LAR - 40% CIR	40%	£771,567	£9,112,658	£9,719,673	£11,256,629	£13,413,455	£13,875,633
60% LAR - 40% CIR	45%	£5,464,654	£13,515,254	£14,531,835	£16,009,485	£18,226,275	£18,686,150
60% LAR - 40% CIR	50%	£11,140,409	£18,752,584	£19,367,445	£20,904,581	£23,556,568	£23,523,131

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

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£51,247,097	£39,800,419	£39,160,130	£37,664,406	£35,526,393	£35,070,676
60% LAR - 40% CIR	5%	£46,264,542	£35,222,960	£34,614,461	£33,094,212	£30,958,362	£30,498,298
60% LAR - 40% CIR	10%	£41,262,037	£30,624,245	£30,018,151	£28,490,883	£26,337,185	£25,875,679
60% LAR - 40% CIR	15%	£36,239,754	£25,995,603	£25,392,111	£23,848,380	£21,691,157	£21,241,038
60% LAR - 40% CIR	20%	£31,197,866	£21,326,216	£20,714,390	£19,154,823	£17,043,430	£16,584,560
60% LAR - 40% CIR	25%	£26,136,544	£16,636,599	£16,026,256	£14,500,397	£12,364,194	£11,906,437
60% LAR - 40% CIR	30%	£21,055,963	£11,926,931	£11,317,690	£9,755,295	£7,603,639	£7,206,567
60% LAR - 40% CIR	35%	£15,945,207	£7,197,392	£6,589,473	£5,069,673	£2,917,462	£2,474,562
60% LAR - 40% CIR	40%	£10,789,260	£2,448,159	£1,841,184	£304,229	£1,892,538	£2,314,775
60% LAR - 40% CIR	45%	£5,614,292	£2,466,631	£1,849,955	£280,663	£6,863,310	£7,125,111
60% LAR - 40% CIR	50%	£420,448	£7,191,737	£7,806,591	£9,343,724	£11,495,719	£11,962,274

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

£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£56,037,383	£44,590,704	£43,980,415	£42,454,662	£40,318,679	£39,860,962
60% LAR - 40% CIR	5%	£51,054,826	£40,012,846	£39,404,747	£37,884,498	£35,741,608	£35,278,574
60% LAR - 40% CIR	10%	£46,052,323	£35,414,532	£34,808,437	£33,281,168	£31,127,470	£30,665,965
60% LAR - 40% CIR	15%	£41,030,040	£30,785,889	£30,172,397	£28,638,666	£26,491,443	£26,031,524
60% LAR - 40% CIR	20%	£36,008,151	£26,116,902	£25,504,676	£23,975,109	£21,833,716	£21,374,846
60% LAR - 40% CIR	25%	£30,926,830	£21,426,885	£20,816,542	£19,290,683	£17,154,480	£16,696,722
60% LAR - 40% CIR	30%	£25,846,248	£16,717,217	£16,108,176	£14,565,571	£12,423,925	£11,967,143
60% LAR - 40% CIR	35%	£20,725,403	£11,987,677	£11,379,758	£9,859,869	£7,727,745	£7,269,548
60% LAR - 40% CIR	40%	£15,579,545	£7,238,445	£6,631,469	£5,094,514	£2,937,688	£2,475,510
60% LAR - 40% CIR	45%	£10,404,569	£2,434,759	£1,810,303	£280,663	£7,897,685	£8,159,703
60% LAR - 40% CIR	50%	£5,210,733	£2,461,461	£3,016,305	£4,553,438	£6,755,423	£7,171,688

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

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£91,699,955	£50,253,276	£49,642,987	£48,117,263	£45,981,250	£45,523,533
60% LAR - 40% CIR	5%	£86,717,399	£45,675,417	£45,067,318	£43,547,069	£41,404,179	£40,941,145
60% LAR - 40% CIR	10%	£81,714,884	£41,077,103	£40,471,008	£38,943,740	£36,790,042	£36,328,536
60% LAR - 40% CIR	15%	£46,692,611	£36,448,461	£35,834,968	£34,301,238	£32,154,074	£31,693,885
60% LAR - 40% CIR	20%	£41,680,723	£31,778,073	£31,167,247	£29,637,680	£27,486,887	£27,027,417
60% LAR - 40% CIR	25%	£36,589,401	£27,089,456	£26,479,113	£24,953,254	£22,817,051	£22,359,294
60% LAR - 40% CIR	30%	£31,508,820	£22,379,785	£21,770,747	£20,248,142	£18,106,696	£17,659,714
60% LAR - 40% CIR	35%	£26,398,065	£17,650,249	£17,042,330	£15,522,531	£13,390,317	£12,927,420
60% LAR - 40% CIR	40%	£21,242,117	£12,901,016	£12,294,041	£10,767,099	£8,606,299	£8,138,082
60% LAR - 40% CIR	45%	£16,067,139	£8,097,330	£7,491,875	£5,943,234	£3,780,134	£3,327,546
60% LAR - 40% CIR	50%	£10,873,305	£3,261,120	£2,646,266	£1,109,133	£1,642,853	£1,606,417

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£80,155.834	£88,334.762	£87,924.472	£86,588.749	£84,262.736	£83,805.078
60% LAR - 40% CIR	10%	£74,570.466	£83,337.125	£82,729.030	£81,398.780	£79,080.432	£78,624.358
60% LAR - 40% CIR	15%	£68,938.115	£78,119.040	£77,512.945	£76,187.390	£73,869.380	£73,421.809
60% LAR - 40% CIR	20%	£63,265.986	£72,880.871	£72,276.399	£70,955.718	£68,637.765	£68,197.563
60% LAR - 40% CIR	25%	£57,514.263	£67,622.199	£67,019.568	£65,702.988	£63,385.751	£62,932.881
60% LAR - 40% CIR	30%	£51,923.086	£62,343.801	£61,742.630	£60,423.126	£58,106.523	£57,652.165
60% LAR - 40% CIR	35%	£46,212.658	£57,064.069	£56,463.129	£55,143.423	£52,826.777	£52,373.095
60% LAR - 40% CIR	40%	£40,483.141	£51,785.638	£51,184.018	£49,864.220	£47,547.502	£47,093.562
60% LAR - 40% CIR	45%	£34,734.708	£46,506.713	£45,904.739	£44,584.701	£42,268.029	£41,813.509
60% LAR - 40% CIR	50%	£28,946.470	£41,227.777	£40,625.969	£39,305.353	£36,988.646	£36,533.653
60% LAR - 40% CIR	55%	£23,116.879	£35,948.308	£35,346.455	£33,975.322	£31,658.536	£31,203.195

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£32,260.119	£40,635.048	£40,024.758	£38,499.034	£36,363.022	£35,905.304
60% LAR - 40% CIR	5%	£48,670.751	£35,437.415	£34,829.315	£33,309.966	£31,180.718	£30,724.641
60% LAR - 40% CIR	10%	£41,038.400	£30,219.325	£29,613.232	£28,097.996	£25,976.666	£25,522.095
60% LAR - 40% CIR	15%	£35,386.272	£24,980.957	£24,376.885	£22,868.304	£20,751.082	£20,297.848
60% LAR - 40% CIR	20%	£29,714.539	£19,742.485	£19,138.854	£17,633.275	£15,516.053	£15,062.917
60% LAR - 40% CIR	25%	£24,023.371	£14,444.087	£13,842.916	£12,323.411	£10,206.299	£9,753.451
60% LAR - 40% CIR	30%	£18,312.944	£9,124.355	£8,515.314	£6,992.709	£4,875.083	£4,421.281
60% LAR - 40% CIR	35%	£12,583.427	£3,789.224	£3,179.204	£1,641.508	£486.212	£44.124
60% LAR - 40% CIR	40%	£6,834.993	£1,605.801	£1,012.576	£3,730.013	£5,854.425	£6,309.655
60% LAR - 40% CIR	45%	£1,045.795	£5,099.038	£4,506.145	£2,921.981	£11,362.495	£11,724.051
60% LAR - 40% CIR	50%	£4,782.435	£12,423.408	£11,038.259	£14,575.382	£16,727.379	£17,185.519

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

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£63,620.976	£32,195.905	£31,585.615	£30,059.862	£27,923.879	£27,466.161
60% LAR - 40% CIR	5%	£58,231.608	£46,998.272	£46,390.172	£44,869.923	£42,741.875	£42,285.901
60% LAR - 40% CIR	10%	£52,599.258	£41,780.183	£41,174.089	£39,658.853	£37,537.523	£37,082.052
60% LAR - 40% CIR	15%	£46,947.129	£36,541.814	£35,937.542	£34,426.861	£32,311.909	£31,857.705
60% LAR - 40% CIR	20%	£41,275.366	£31,283.342	£30,680.711	£29,174.132	£27,062.884	£26,608.024
60% LAR - 40% CIR	25%	£35,584.229	£26,004.944	£25,403.773	£23,884.269	£21,748.066	£21,293.308
60% LAR - 40% CIR	30%	£29,873.801	£20,685.212	£20,076.171	£18,553.566	£16,421.820	£15,967.138
60% LAR - 40% CIR	35%	£24,144.264	£15,330.081	£14,722.161	£12,802.363	£10,674.645	£10,219.705
60% LAR - 40% CIR	40%	£18,395.851	£9,965.256	£9,348.282	£7,830.844	£5,706.432	£5,251.202
60% LAR - 40% CIR	45%	£12,607.613	£4,590.919	£3,974.712	£2,458.196	£298.389	£35.465
60% LAR - 40% CIR	50%	£6,778.021	£484.548	£1,477.402	£3,814.535	£5,186.521	£5,637.682

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

£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£68,611.262	£36,888.191	£36,275.801	£34,850.177	£32,714.165	£32,256.447
60% LAR - 40% CIR	5%	£63,021.894	£51,788.597	£51,180.458	£49,660.209	£47,531.861	£47,075.796
60% LAR - 40% CIR	10%	£57,389.543	£46,570.468	£45,964.375	£44,449.138	£42,327.809	£41,873.238
60% LAR - 40% CIR	15%	£51,737.415	£41,332.100	£40,727.827	£39,217.147	£37,102.195	£36,648.991
60% LAR - 40% CIR	20%	£46,065.062	£36,073.628	£35,470.997	£33,964.418	£31,843.130	£31,389.110
60% LAR - 40% CIR	25%	£40,374.514	£30,795.230	£30,194.059	£28,674.954	£26,553.352	£26,100.594
60% LAR - 40% CIR	30%	£34,684.087	£25,475.495	£24,869.457	£23,343.852	£21,222.205	£20,769.424
60% LAR - 40% CIR	35%	£28,994.569	£20,120.367	£19,514.447	£17,892.649	£15,764.500	£15,311.591
60% LAR - 40% CIR	40%	£23,186.136	£14,745.542	£14,138.567	£12,621.130	£10,496.718	£10,041.488
60% LAR - 40% CIR	45%	£17,397.898	£9,351.205	£8,744.698	£7,220.482	£5,098.674	£4,647.062
60% LAR - 40% CIR	50%	£11,566.307	£3,927.737	£3,312.884	£1,775.751	£378.334	£437.376

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

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£74,273.834	£62,648.762	£62,038.472	£60,512.749	£58,376.736	£57,919.018
60% LAR - 40% CIR	5%	£68,684.466	£57,451.129	£56,843.036	£55,322.780	£53,184.432	£52,728.358
60% LAR - 40% CIR	10%	£63,052.115	£52,233.040	£51,626.946	£50,111.710	£47,960.380	£47,505.809
60% LAR - 40% CIR	15%	£57,399.888	£46,994.671	£46,380.399	£44,876.716	£42,764.796	£42,311.563
60% LAR - 40% CIR	20%	£51,728.253	£41,736.199	£41,133.568	£39,626.989	£37,505.751	£37,052.881
60% LAR - 40% CIR	25%	£46,037.086	£36,457.801	£35,856.630	£34,337.126	£32,200.593	£31,747.165
60% LAR - 40% CIR	30%	£40,326.659	£31,138.069	£30,539.029	£29,029.423	£26,874.717	£26,421.995
60% LAR - 40% CIR	35%	£34,597.141	£25,782.038	£25,175.018	£23,555.220	£21,527.502	£21,074.562
60% LAR - 40% CIR	40%	£28,848.708	£20,408.113	£19,801.139	£18,283.701	£16,159.290	£15,704.059
60% LAR - 40% CIR	45%	£23,064.470	£15,033.777	£14,407.369	£12,892.053	£10,761.446	£10,306.653
60% LAR - 40% CIR	50%	£17,230.879	£9,590.308	£8,975.452	£7,438.322	£5,298.336	£4,842.195

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
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No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£32,886,745	£80,535,245	£80,510,999	£78,784,235	£78,858,222	£78,200,505
60% LAR - 40% CIR	10%	£36,455,877	£75,112,845	£74,594,741	£72,984,492	£70,856,144	£70,400,065
60% LAR - 40% CIR	15%	£39,221,357	£69,274,977	£68,688,883	£67,153,847	£65,032,318	£64,577,747
60% LAR - 40% CIR	20%	£41,968,357	£63,416,834	£62,812,562	£61,301,882	£59,186,509	£58,733,242
60% LAR - 40% CIR	25%	£44,691,134	£57,538,588	£56,935,958	£55,426,377	£53,320,167	£52,868,194
60% LAR - 40% CIR	30%	£47,397,770	£51,640,415	£51,039,245	£49,536,317	£47,432,219	£46,981,341
60% LAR - 40% CIR	35%	£50,083,496	£45,722,493	£45,122,026	£43,222,894	£41,019,058	£40,567,278
60% LAR - 40% CIR	40%	£52,751,134	£39,784,958	£39,186,215	£37,873,909	£35,546,191	£35,090,252
60% LAR - 40% CIR	45%	£55,397,855	£33,801,211	£33,194,237	£31,876,799	£29,552,388	£29,097,156
60% LAR - 40% CIR	50%	£58,023,832	£27,781,285	£27,175,078	£25,859,560	£23,537,837	£23,083,192
60% LAR - 40% CIR	55%	£60,634,452	£21,742,919	£21,136,407	£19,822,375	£17,501,525	£17,046,384

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£94,769,031	£53,030,533	£52,420,244	£50,894,520	£48,758,507	£48,300,791
60% LAR - 40% CIR	5%	£95,555,162	£47,213,128	£46,603,027	£45,094,778	£42,966,420	£42,500,355
60% LAR - 40% CIR	10%	£96,321,643	£41,375,263	£40,769,168	£39,253,933	£37,132,603	£36,678,033
60% LAR - 40% CIR	15%	£97,068,643	£35,517,120	£34,912,847	£33,002,168	£30,887,215	£30,434,011
60% LAR - 40% CIR	20%	£97,792,069	£29,638,874	£29,038,242	£27,529,663	£25,420,453	£24,968,475
60% LAR - 40% CIR	25%	£98,471,056	£23,740,701	£23,139,531	£21,636,603	£19,532,505	£19,080,627
60% LAR - 40% CIR	30%	£99,100,762	£17,822,773	£17,222,891	£15,720,170	£13,619,344	£13,167,362
60% LAR - 40% CIR	35%	£99,771,420	£11,985,264	£11,386,501	£9,774,156	£7,645,477	£7,193,537
60% LAR - 40% CIR	40%	£14,393,141	£5,901,497	£5,294,522	£3,777,085	£1,852,673	£1,397,442
60% LAR - 40% CIR	45%	£7,595,115	£1,442,425	£1,244,468	£844,935	£4,307,805	£3,854,535
60% LAR - 40% CIR	50%	£1,574,735	£8,157,695	£8,763,308	£8,277,339	£10,398,190	£10,855,339

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

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£76,320,888	£94,591,590	£93,981,701	£92,455,377	£90,319,385	£89,861,648
60% LAR - 40% CIR	5%	£71,116,019	£88,723,983	£88,105,894	£86,585,835	£84,457,887	£84,001,212
60% LAR - 40% CIR	10%	£63,882,500	£82,936,120	£82,320,026	£80,814,790	£78,693,460	£78,238,890
60% LAR - 40% CIR	15%	£57,620,500	£47,077,977	£46,473,704	£44,963,026	£42,848,072	£42,394,865
60% LAR - 40% CIR	20%	£51,352,606	£41,196,731	£40,597,030	£39,090,520	£36,981,310	£36,528,337
60% LAR - 40% CIR	25%	£45,031,913	£35,301,558	£34,700,388	£33,197,460	£31,093,362	£30,642,484
60% LAR - 40% CIR	30%	£38,691,639	£29,383,036	£28,783,748	£27,284,027	£25,180,201	£24,723,415
60% LAR - 40% CIR	35%	£32,332,277	£23,446,141	£22,847,358	£21,355,352	£19,257,334	£18,791,385
60% LAR - 40% CIR	40%	£25,953,958	£17,462,354	£16,855,380	£15,337,942	£13,213,530	£12,758,299
60% LAR - 40% CIR	45%	£19,568,076	£11,442,425	£10,836,219	£9,320,302	£7,198,980	£6,744,325
60% LAR - 40% CIR	50%	£13,135,585	£5,463,162	£4,797,580	£3,283,518	£1,182,888	£791,527

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

£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£91,120,174	£69,381,676	£68,771,387	£67,245,663	£65,109,650	£64,651,934
60% LAR - 40% CIR	5%	£74,906,305	£63,564,269	£62,956,170	£61,432,321	£59,307,572	£58,851,498
60% LAR - 40% CIR	10%	£68,672,786	£57,728,406	£57,120,311	£55,605,076	£53,483,746	£53,029,175
60% LAR - 40% CIR	15%	£62,419,786	£51,888,263	£51,283,990	£49,753,311	£47,638,357	£47,185,154
60% LAR - 40% CIR	20%	£56,143,212	£46,060,017	£45,457,385	£43,880,908	£41,771,596	£41,319,622
60% LAR - 40% CIR	25%	£49,822,199	£40,091,844	£39,490,674	£37,987,746	£35,883,048	£35,432,770
60% LAR - 40% CIR	30%	£43,481,925	£34,123,922	£33,524,312	£32,074,312	£29,970,486	£29,513,705
60% LAR - 40% CIR	35%	£37,122,863	£28,236,427	£27,637,644	£26,126,336	£23,987,600	£23,531,085
60% LAR - 40% CIR	40%	£30,744,284	£22,252,640	£21,645,665	£20,128,228	£18,003,816	£17,548,585
60% LAR - 40% CIR	45%	£24,347,290	£16,232,711	£15,620,504	£14,110,985	£11,989,395	£11,534,611
60% LAR - 40% CIR	50%	£17,925,881	£10,193,447	£9,587,835	£8,073,804	£5,952,853	£5,497,813

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

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£36,782,745	£75,044,248	£74,433,959	£72,908,234	£70,772,222	£70,314,505
60% LAR - 40% CIR	5%	£30,565,877	£69,228,840	£68,618,741	£67,098,492	£64,970,144	£64,514,065
60% LAR - 40% CIR	10%	£24,335,357	£63,388,977	£62,782,883	£61,267,847	£59,146,318	£58,691,747
60% LAR - 40% CIR	15%	£18,082,357	£57,530,834	£56,926,562	£55,415,862	£53,300,529	£52,847,725
60% LAR - 40% CIR	20%	£11,805,783	£51,682,588	£51,080,958	£49,584,377	£47,454,167	£46,995,194
60% LAR - 40% CIR	25%	£5,454,770	£45,754,415	£45,153,245	£43,650,317	£41,548,219	£41,095,341
60% LAR - 40% CIR	30%	£144,449,495	£39,825,493	£39,226,605	£37,729,884	£35,633,569	£35,178,278
60% LAR - 40% CIR	35%	£42,785,134	£33,898,968	£33,300,215	£31,787,900	£29,660,191	£29,204,252
60% LAR - 40% CIR	40%	£36,406,855	£27,915,211	£27,308,237	£25,790,799	£23,666,388	£23,211,156
60% LAR - 40% CIR	45%	£30,023,832	£21,895,262	£21,289,078	£19,773,360	£17,651,837	£17,197,162
60% LAR - 40% CIR	50%	£23,585,452	£15,856,919	£15,250,407	£13,736,375	£11,615,525	£11,164,384

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4
60% LAR - 40% CIR	5%	£12,895,205	£108,997,526	£109,099,408	£107,593,914	£105,489,792	£105,038,995
60% LAR - 40% CIR	10%	£114,182,863	£102,467,120	£101,865,159	£100,370,759	£98,274,397	£97,825,177
60% LAR - 40% CIR	15%	£108,490,070	£95,216,566	£94,619,580	£93,127,117	£91,037,669	£90,589,529
60% LAR - 40% CIR	20%	£98,777,696	£87,046,036	£87,350,945	£85,862,869	£83,771,500	£83,318,105
60% LAR - 40% CIR	25%	£91,046,015	£80,655,706	£80,062,131	£78,567,618	£76,458,408	£76,006,433
60% LAR - 40% CIR	30%	£83,295,191	£73,332,516	£72,731,345	£71,228,418	£69,124,320	£68,673,441
60% LAR - 40% CIR	35%	£75,525,365	£65,998,453	£65,398,595	£63,899,543	£61,799,233	£61,349,316
60% LAR - 40% CIR	40%	£67,736,796	£58,584,818	£57,986,035	£56,489,077	£54,393,336	£53,944,249
60% LAR - 40% CIR	45%	£59,928,533	£51,181,786	£50,583,933	£49,089,301	£46,996,817	£46,548,428
60% LAR - 40% CIR	50%	£52,061,870	£43,759,533	£43,162,437	£41,669,098	£39,574,863	£39,122,041
60% LAR - 40% CIR	55%	£44,176,633	£36,318,238	£35,721,727	£34,219,610	£32,099,865	£31,645,656

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4
60% LAR - 40% CIR	0%	£93,956,491	£81,797,811	£81,196,694	£79,693,900	£77,589,989	£77,139,151
60% LAR - 40% CIR	5%	£96,263,246	£74,567,405	£73,966,445	£72,471,945	£70,374,663	£69,925,463
60% LAR - 40% CIR	10%	£78,590,356	£67,316,651	£66,719,865	£65,227,403	£63,137,954	£62,690,215
60% LAR - 40% CIR	15%	£70,877,983	£60,046,521	£59,451,131	£57,963,155	£55,871,595	£55,418,391
60% LAR - 40% CIR	20%	£63,145,301	£52,756,892	£52,162,417	£50,667,004	£48,568,669	£48,116,719
60% LAR - 40% CIR	25%	£55,395,476	£45,432,801	£44,831,630	£43,328,703	£41,224,005	£40,772,727
60% LAR - 40% CIR	30%	£47,625,680	£38,098,739	£37,498,851	£35,999,129	£33,895,919	£33,443,602
60% LAR - 40% CIR	35%	£39,837,062	£30,836,103	£30,236,320	£28,739,363	£26,635,022	£26,182,555
60% LAR - 40% CIR	40%	£32,028,818	£23,582,072	£22,984,219	£21,489,587	£19,387,103	£18,934,714
60% LAR - 40% CIR	45%	£24,162,155	£16,329,815	£15,732,723	£14,240,984	£12,138,440	£11,685,327
60% LAR - 40% CIR	50%	£16,276,919	£8,418,524	£7,822,012	£6,319,795	£4,200,151	£3,745,842

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4
60% LAR - 40% CIR	0%	£105,517,348	£93,358,669	£92,757,551	£91,254,757	£89,150,846	£88,700,008
60% LAR - 40% CIR	5%	£97,844,191	£86,128,263	£85,529,302	£84,031,902	£81,933,540	£81,486,320
60% LAR - 40% CIR	10%	£90,151,213	£78,877,709	£78,280,722	£76,788,260	£74,688,812	£74,251,072
60% LAR - 40% CIR	15%	£82,438,840	£71,607,179	£71,011,988	£69,524,012	£67,432,452	£66,979,248
60% LAR - 40% CIR	20%	£74,707,156	£64,316,846	£63,723,274	£62,238,791	£60,149,561	£59,697,576
60% LAR - 40% CIR	25%	£66,956,334	£56,993,059	£56,398,467	£54,899,561	£52,785,463	£52,334,584
60% LAR - 40% CIR	30%	£59,195,538	£49,629,596	£49,029,708	£47,529,996	£45,400,276	£44,950,455
60% LAR - 40% CIR	35%	£51,397,939	£42,245,961	£41,647,178	£40,150,255	£38,004,679	£37,555,025
60% LAR - 40% CIR	40%	£43,589,675	£34,842,529	£34,245,075	£32,750,444	£30,587,960	£30,209,571
60% LAR - 40% CIR	45%	£35,723,013	£27,429,676	£26,833,580	£25,340,841	£23,161,096	£22,793,184
60% LAR - 40% CIR	50%	£27,837,776	£19,979,381	£19,382,870	£17,889,653	£15,761,008	£15,396,798

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4
60% LAR - 40% CIR	0%	£110,307,634	£98,148,954	£97,547,837	£96,045,043	£93,941,152	£93,490,204
60% LAR - 40% CIR	5%	£102,634,391	£90,518,548	£90,319,988	£88,822,187	£86,725,826	£86,276,606
60% LAR - 40% CIR	10%	£94,941,499	£83,667,994	£83,071,008	£81,578,546	£79,489,097	£79,041,358
60% LAR - 40% CIR	15%	£87,229,126	£76,397,464	£75,802,274	£74,314,268	£72,222,736	£71,769,534
60% LAR - 40% CIR	20%	£79,497,444	£69,107,135	£68,513,960	£67,019,047	£64,909,836	£64,457,862
60% LAR - 40% CIR	25%	£71,746,619	£61,783,944	£61,182,773	£59,679,846	£57,575,748	£57,124,869
60% LAR - 40% CIR	30%	£63,976,823	£54,419,882	£53,819,994	£52,320,271	£50,220,662	£49,770,745
60% LAR - 40% CIR	35%	£56,198,225	£47,038,246	£46,437,403	£44,940,926	£42,844,765	£42,395,077
60% LAR - 40% CIR	40%	£48,379,961	£39,633,215	£39,035,362	£37,540,730	£35,448,246	£35,000,856
60% LAR - 40% CIR	45%	£40,513,298	£32,210,962	£31,613,868	£30,121,127	£28,031,291	£27,583,470
60% LAR - 40% CIR	50%	£32,628,062	£24,789,687	£24,173,165	£22,676,938	£20,581,284	£20,133,055

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4
60% LAR - 40% CIR	0%	£115,970,205	£103,811,526	£103,210,408	£101,707,614	£99,603,703	£99,152,865
60% LAR - 40% CIR	5%	£108,299,863	£96,581,120	£95,982,158	£94,484,758	£92,388,397	£91,938,177
60% LAR - 40% CIR	10%	£100,604,070	£89,330,566	£88,733,580	£87,241,117	£85,151,669	£84,703,529
60% LAR - 40% CIR	15%	£92,891,698	£82,080,036	£81,484,845	£79,993,869	£77,895,309	£77,443,105
60% LAR - 40% CIR	20%	£85,160,015	£74,768,706	£74,176,131	£72,681,618	£70,582,468	£70,130,433
60% LAR - 40% CIR	25%	£77,409,191	£67,446,516	£66,845,345	£65,342,418	£63,243,520	£62,791,441
60% LAR - 40% CIR	30%	£69,638,395	£60,022,453	£59,420,565	£57,917,465	£55,820,213	£55,368,116
60% LAR - 40% CIR	35%	£61,850,796	£52,698,818	£52,100,035	£50,603,077	£48,507,536	£48,055,249
60% LAR - 40% CIR	40%	£54,042,533	£45,295,786	£44,697,933	£43,203,301	£41,108,817	£40,656,428
60% LAR - 40% CIR	45%	£46,174,870	£37,873,533	£37,278,437	£35,783,098	£33,683,863	£33,231,041
60% LAR - 40% CIR	50%	£38,290,633	£30,432,238	£29,835,727	£28,333,810	£26,233,865	£25,781,656

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
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No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£136,534,753	£126,105,381	£129,508,264	£124,005,471	£121,461,722	£121,461,722
60% LAR - 40% CIR	10%	£130,027,584	£115,055,383	£117,455,422	£115,962,022	£113,965,990	£113,415,440
60% LAR - 40% CIR	15%	£121,500,764	£109,887,235	£109,390,250	£107,887,787	£105,808,338	£105,360,600
60% LAR - 40% CIR	20%	£112,644,464	£101,896,114	£101,300,923	£99,812,946	£97,229,379	£97,253,387
60% LAR - 40% CIR	25%	£104,388,853	£93,785,191	£93,191,616	£91,707,679	£89,630,168	£89,184,987
60% LAR - 40% CIR	30%	£95,804,101	£85,654,641	£85,062,505	£83,582,164	£81,509,989	£81,065,587
60% LAR - 40% CIR	35%	£87,200,376	£77,504,638	£76,913,765	£75,435,362	£73,358,553	£72,908,437
60% LAR - 40% CIR	40%	£78,577,853	£69,327,572	£68,738,789	£67,251,831	£65,176,091	£64,687,003
60% LAR - 40% CIR	45%	£69,936,695	£61,098,174	£60,505,690	£59,018,641	£56,943,205	£56,454,816
60% LAR - 40% CIR	50%	£61,277,074	£52,846,537	£52,252,481	£50,769,721	£48,693,885	£48,222,064
60% LAR - 40% CIR	55%	£52,874,875	£44,581,895	£44,985,384	£42,494,107	£40,406,318	£39,958,934

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£119,635,039	£98,209,667	£97,908,550	£96,105,796	£94,061,845	£93,551,007
60% LAR - 40% CIR	5%	£102,127,869	£90,158,668	£89,599,728	£87,992,307	£85,965,346	£85,516,726
60% LAR - 40% CIR	10%	£93,601,049	£82,087,521	£81,490,536	£79,988,072	£77,968,624	£77,460,885
60% LAR - 40% CIR	15%	£85,054,790	£73,996,400	£73,401,209	£71,913,232	£69,850,085	£69,383,673
60% LAR - 40% CIR	20%	£76,465,130	£65,885,477	£65,291,802	£63,807,465	£61,730,454	£61,286,273
60% LAR - 40% CIR	25%	£67,904,387	£57,754,927	£57,162,791	£55,682,450	£53,609,975	£53,165,872
60% LAR - 40% CIR	30%	£59,300,694	£49,604,622	£49,014,050	£47,536,969	£45,463,639	£45,008,723
60% LAR - 40% CIR	35%	£50,676,139	£41,427,858	£40,828,076	£39,352,117	£37,286,376	£36,787,283
60% LAR - 40% CIR	40%	£42,038,981	£33,198,450	£32,600,807	£31,105,978	£29,013,491	£28,565,101
60% LAR - 40% CIR	45%	£33,377,293	£24,949,842	£24,352,748	£22,860,307	£20,770,171	£20,322,345
60% LAR - 40% CIR	50%	£24,674,861	£16,682,181	£16,085,689	£14,594,392	£12,506,604	£12,059,220

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£122,195,886	£109,770,524	£109,169,407	£107,686,614	£105,562,702	£105,117,864
60% LAR - 40% CIR	5%	£113,689,727	£101,719,526	£101,120,965	£99,623,195	£97,508,803	£97,077,961
60% LAR - 40% CIR	10%	£105,161,907	£93,648,378	£93,051,393	£91,558,930	£89,469,481	£89,021,742
60% LAR - 40% CIR	15%	£96,615,607	£85,557,257	£84,962,066	£83,474,089	£81,380,922	£80,944,530
60% LAR - 40% CIR	20%	£88,040,986	£77,446,334	£76,852,481	£75,368,422	£73,261,311	£72,846,130
60% LAR - 40% CIR	25%	£79,465,244	£69,315,784	£68,723,648	£67,243,307	£65,170,832	£64,726,729
60% LAR - 40% CIR	30%	£70,861,523	£61,165,785	£60,574,908	£59,097,725	£56,969,496	£56,545,585
60% LAR - 40% CIR	35%	£62,238,966	£53,008,715	£52,399,632	£50,892,874	£48,757,233	£48,345,145
60% LAR - 40% CIR	40%	£53,597,838	£44,759,317	£44,161,454	£42,666,833	£40,574,348	£40,125,959
60% LAR - 40% CIR	45%	£44,952,217	£36,510,890	£35,913,004	£34,420,964	£32,321,029	£31,883,206
60% LAR - 40% CIR	50%	£36,335,718	£28,243,638	£27,646,527	£26,155,248	£24,067,461	£23,620,077

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£128,985,182	£114,560,810	£113,958,693	£112,456,899	£110,352,988	£109,902,150
60% LAR - 40% CIR	5%	£118,479,012	£106,509,811	£105,910,851	£104,413,450	£102,317,089	£101,867,859
60% LAR - 40% CIR	10%	£109,952,192	£98,438,664	£97,841,679	£96,349,215	£94,259,767	£93,812,028
60% LAR - 40% CIR	15%	£101,405,893	£90,347,542	£89,752,552	£88,264,376	£86,181,208	£85,734,816
60% LAR - 40% CIR	20%	£92,840,262	£82,256,619	£81,663,045	£80,169,108	£78,081,597	£77,636,416
60% LAR - 40% CIR	25%	£84,255,530	£74,166,069	£73,573,933	£72,083,593	£69,961,117	£69,517,015
60% LAR - 40% CIR	30%	£75,651,407	£66,066,065	£65,465,193	£63,968,011	£61,789,192	£61,338,865
60% LAR - 40% CIR	35%	£67,025,281	£57,973,001	£57,369,616	£55,872,018	£53,687,914	£53,238,432
60% LAR - 40% CIR	40%	£58,389,124	£49,849,603	£49,241,750	£47,747,119	£45,564,634	£45,116,244
60% LAR - 40% CIR	45%	£49,728,503	£41,700,985	£41,100,889	£39,611,149	£37,421,314	£36,973,402
60% LAR - 40% CIR	50%	£41,026,004	£33,533,323	£32,936,812	£30,945,535	£28,857,747	£28,410,363

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£132,648,753	£120,223,381	£119,622,264	£118,119,471	£116,015,559	£115,564,722
60% LAR - 40% CIR	5%	£124,141,584	£112,172,383	£111,573,422	£110,076,022	£107,979,660	£107,530,440
60% LAR - 40% CIR	10%	£115,614,764	£104,101,235	£103,504,250	£102,011,787	£99,922,338	£99,474,600
60% LAR - 40% CIR	15%	£107,086,464	£96,015,114	£95,414,923	£93,926,946	£91,843,719	£91,397,387
60% LAR - 40% CIR	20%	£98,562,853	£87,896,191	£87,300,616	£85,821,979	£83,744,168	£83,298,987
60% LAR - 40% CIR	25%	£89,918,101	£79,768,641	£79,176,505	£77,696,164	£75,623,689	£75,179,587
60% LAR - 40% CIR	30%	£81,314,378	£71,618,638	£71,027,765	£69,540,362	£67,463,363	£67,027,437
60% LAR - 40% CIR	35%	£72,691,853	£63,441,572	£62,842,781	£61,345,831	£59,250,091	£58,801,003
60% LAR - 40% CIR	40%	£64,050,695	£55,212,174	£54,614,321	£53,119,690	£51,027,205	£50,578,616
60% LAR - 40% CIR	45%	£55,391,074	£46,963,957	£46,366,461	£44,873,721	£42,783,895	£42,336,064
60% LAR - 40% CIR	50%	£46,685,575	£38,695,895	£38,099,384	£36,608,107	£34,520,318	£34,072,934

LB Camden
Local Plan Viability Testing 2026

Resi 9 - 30 Flats			Value Area		Zone B - £900 psm	
No Units			Sales value inflation		Base	
Site Area			Build cost inflation		Base	
			Tenure		LAR : CIR	
Residual land values:						
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022	

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£11,252,845	£9,751,127	£9,719,871	£9,570,202	£9,360,666	£9,315,766
60% LAR - 40% CIR	5%	£10,669,293	£9,227,571	£9,196,313	£9,046,645	£8,837,109	£8,792,208
60% LAR - 40% CIR	10%	£10,085,740	£8,704,013	£8,672,757	£8,523,088	£8,313,552	£8,268,652
60% LAR - 40% CIR	15%	£9,502,189	£8,180,457	£8,149,199	£7,999,531	£7,789,995	£7,745,094
60% LAR - 40% CIR	20%	£8,918,637	£7,656,899	£7,625,643	£7,475,974	£7,266,438	£7,221,538
60% LAR - 40% CIR	25%	£8,335,086	£7,133,342	£7,102,085	£6,952,417	£6,742,881	£6,697,980
60% LAR - 40% CIR	30%	£7,751,533	£6,609,785	£6,578,528	£6,428,860	£6,219,324	£6,174,424
60% LAR - 40% CIR	35%	£7,167,981	£6,086,227	£6,054,971	£5,905,302	£5,695,767	£5,650,866
60% LAR - 40% CIR	40%	£6,584,430	£5,562,671	£5,531,413	£5,381,745	£5,172,209	£5,127,308
60% LAR - 40% CIR	45%	£6,000,878	£5,039,113	£5,007,857	£4,858,188	£4,648,652	£4,603,752
60% LAR - 40% CIR	50%	£5,417,325	£4,515,557	£4,484,299	£4,334,631	£4,125,095	£4,080,194

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£1,487,945	£13,773	£45,025	£194,888	£244,234	£440,134
60% LAR - 40% CIR	5%	£994,393	£837,829	£869,817	£793,855	£697,781	£672,865
60% LAR - 40% CIR	10%	£320,840	£1,060,887	£1,092,143	£1,241,812	£1,451,348	£1,486,248
60% LAR - 40% CIR	15%	£262,711	£1,584,443	£1,615,701	£1,765,369	£1,974,905	£2,019,805
60% LAR - 40% CIR	20%	£46,203	£2,108,000	£2,139,257	£2,288,825	£2,498,361	£2,543,261
60% LAR - 40% CIR	25%	£1,425,814	£2,631,558	£2,662,815	£2,812,483	£3,022,019	£3,066,920
60% LAR - 40% CIR	30%	£2,013,267	£3,155,115	£3,186,372	£3,336,940	£3,546,476	£3,591,376
60% LAR - 40% CIR	35%	£2,598,029	£3,678,672	£3,709,929	£3,860,508	£4,069,133	£4,114,034
60% LAR - 40% CIR	40%	£3,182,479	£4,202,229	£4,233,487	£4,384,155	£4,592,881	£4,637,782
60% LAR - 40% CIR	45%	£3,766,922	£4,725,787	£4,757,043	£4,907,712	£5,116,348	£5,161,248
60% LAR - 40% CIR	50%	£4,347,375	£5,249,343	£5,280,601	£5,430,269	£5,638,905	£5,684,706

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£5,534,245	£4,032,527	£4,061,271	£3,851,602	£3,642,066	£3,597,166
60% LAR - 40% CIR	5%	£4,950,693	£3,508,971	£3,537,715	£3,328,045	£3,118,509	£3,073,608
60% LAR - 40% CIR	10%	£4,367,140	£2,985,413	£3,014,157	£2,804,488	£2,594,952	£2,550,052
60% LAR - 40% CIR	15%	£3,783,589	£2,461,857	£2,490,601	£2,280,931	£2,071,395	£2,026,494
60% LAR - 40% CIR	20%	£3,200,037	£1,938,299	£1,967,043	£1,757,374	£1,547,838	£1,502,938
60% LAR - 40% CIR	25%	£2,616,486	£1,414,742	£1,383,485	£1,233,817	£1,024,281	£979,380
60% LAR - 40% CIR	30%	£2,032,933	£891,185	£859,928	£710,260	£500,724	£455,824
60% LAR - 40% CIR	35%	£1,448,381	£367,627	£336,370	£186,702	£24,037	£29,137
60% LAR - 40% CIR	40%	£865,830	£155,929	£187,187	£29,895	£548,391	£593,292
60% LAR - 40% CIR	45%	£282,278	£26,837	£58,812	£29,812	£1,969,945	£1,114,045
60% LAR - 40% CIR	50%	£294,475	£1,263,043	£1,234,301	£1,339,969	£1,593,505	£1,638,405

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£7,210,845	£5,709,127	£5,677,871	£5,228,202	£5,318,666	£5,273,766
60% LAR - 40% CIR	5%	£6,627,293	£5,185,571	£5,154,313	£4,804,645	£4,795,109	£4,750,208
60% LAR - 40% CIR	10%	£6,043,740	£4,662,013	£4,630,757	£4,481,088	£4,271,552	£4,226,652
60% LAR - 40% CIR	15%	£5,460,189	£4,138,457	£4,107,199	£3,957,531	£3,747,995	£3,703,094
60% LAR - 40% CIR	20%	£4,876,637	£3,614,899	£3,583,643	£3,433,974	£3,224,438	£3,179,538
60% LAR - 40% CIR	25%	£4,293,086	£3,091,342	£3,060,085	£2,910,417	£2,700,881	£2,655,980
60% LAR - 40% CIR	30%	£3,709,533	£2,567,785	£2,536,528	£2,386,860	£2,177,324	£2,132,424
60% LAR - 40% CIR	35%	£3,125,981	£2,044,227	£2,012,971	£1,863,302	£1,653,767	£1,608,866
60% LAR - 40% CIR	40%	£2,542,430	£1,520,671	£1,489,413	£1,339,745	£1,130,209	£1,085,308
60% LAR - 40% CIR	45%	£1,958,878	£997,113	£965,857	£816,188	£596,652	£551,752
60% LAR - 40% CIR	50%	£1,375,325	£473,557	£442,299	£295,631	£83,095	£38,194

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£9,192,745	£7,691,027	£7,659,771	£7,510,102	£7,300,566	£7,255,666
60% LAR - 40% CIR	5%	£8,609,193	£7,167,471	£7,136,213	£6,986,545	£6,777,009	£6,732,108
60% LAR - 40% CIR	10%	£8,025,640	£6,643,913	£6,612,657	£6,462,988	£6,253,452	£6,208,552
60% LAR - 40% CIR	15%	£7,442,089	£6,120,357	£6,089,101	£5,939,431	£5,729,895	£5,684,994
60% LAR - 40% CIR	20%	£6,858,537	£5,596,799	£5,565,543	£5,415,874	£5,206,338	£5,161,438
60% LAR - 40% CIR	25%	£6,274,986	£5,073,242	£5,041,985	£4,892,317	£4,682,781	£4,637,880
60% LAR - 40% CIR	30%	£5,691,433	£4,549,685	£4,518,428	£4,368,760	£4,159,224	£4,114,324
60% LAR - 40% CIR	35%	£5,107,881	£4,026,127	£3,994,871	£3,845,202	£3,635,667	£3,590,766
60% LAR - 40% CIR	40%	£4,524,330	£3,502,571	£3,471,313	£3,321,645	£3,112,109	£3,067,208
60% LAR - 40% CIR	45%	£3,940,778	£2,979,013	£2,947,757	£2,798,088	£2,588,552	£2,543,652
60% LAR - 40% CIR	50%	£3,357,225	£2,455,457	£2,424,199	£2,274,531	£2,064,995	£2,020,094

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£12,202,768	£10,585,862	£10,654,605	£10,504,937	£10,295,401	£10,250,500
60% LAR - 40% CIR	10%	£11,571,720	£10,115,568	£10,084,312	£9,934,643	£9,725,107	£9,680,207
60% LAR - 40% CIR	15%	£10,940,673	£9,545,275	£9,514,017	£9,364,349	£9,154,813	£9,109,913
60% LAR - 40% CIR	20%	£10,309,625	£8,974,981	£8,943,724	£8,794,056	£8,584,520	£8,539,619
60% LAR - 40% CIR	25%	£9,678,577	£8,404,687	£8,373,430	£8,223,761	£8,014,226	£7,969,325
60% LAR - 40% CIR	30%	£9,047,528	£7,834,393	£7,803,136	£7,653,467	£7,443,932	£7,399,032
60% LAR - 40% CIR	35%	£8,416,480	£7,264,099	£7,232,842	£7,083,174	£6,873,638	£6,828,737
60% LAR - 40% CIR	40%	£7,785,432	£6,693,805	£6,662,548	£6,512,880	£6,303,344	£6,258,443
60% LAR - 40% CIR	45%	£7,154,384	£6,123,511	£6,092,254	£5,942,586	£5,733,050	£5,688,150
60% LAR - 40% CIR	50%	£6,523,336	£5,553,218	£5,521,961	£5,372,292	£5,162,756	£5,117,856
60% LAR - 40% CIR	55%	£5,892,288	£4,982,924	£4,951,667	£4,801,999	£4,592,463	£4,547,562

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£2,437,868	£920,962	£886,705	£740,037	£733,501	£485,600
60% LAR - 40% CIR	5%	£1,806,820	£350,959	£319,412	£199,743	£194,794	£144,895
60% LAR - 40% CIR	10%	£1,175,773	£219,626	£200,883	£140,551	£130,057	£85,947
60% LAR - 40% CIR	15%	£544,725	£79,919	£59,176	£39,844	£31,390	£1,225,291
60% LAR - 40% CIR	20%	£68,225	£1,273	£81,470	£1,138	£1,760,674	£1,765,375
60% LAR - 40% CIR	25%	£471,372	£1,930,507	£1,961,764	£2,114,433	£2,320,968	£2,365,868
60% LAR - 40% CIR	30%	£1,548,420	£2,500,801	£2,532,058	£2,681,726	£2,891,252	£2,936,163
60% LAR - 40% CIR	35%	£1,078,458	£2,071,024	£2,102,282	£2,252,020	£2,461,546	£2,506,457
60% LAR - 40% CIR	40%	£2,610,518	£3,641,389	£3,672,646	£3,822,314	£4,031,850	£4,076,750
60% LAR - 40% CIR	45%	£3,241,554	£4,271,692	£4,302,949	£4,452,618	£4,662,144	£4,707,044
60% LAR - 40% CIR	50%	£3,872,613	£4,781,978	£4,813,233	£4,963,901	£5,173,437	£5,217,338

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£6,484,168	£4,967,262	£4,936,005	£4,786,337	£4,576,801	£4,531,900
60% LAR - 40% CIR	5%	£5,853,120	£4,336,368	£4,305,112	£4,155,443	£3,945,907	£3,901,007
60% LAR - 40% CIR	10%	£5,222,073	£3,705,475	£3,674,217	£3,524,548	£3,315,012	£3,270,112
60% LAR - 40% CIR	15%	£4,591,025	£3,074,581	£3,043,324	£2,893,655	£2,684,119	£2,639,219
60% LAR - 40% CIR	20%	£3,959,977	£2,443,687	£2,412,430	£2,262,761	£2,053,225	£2,008,325
60% LAR - 40% CIR	25%	£3,328,928	£2,115,793	£2,084,536	£1,934,867	£1,725,331	£1,680,431
60% LAR - 40% CIR	30%	£2,697,880	£1,545,499	£1,514,242	£1,364,574	£1,155,038	£1,110,137
60% LAR - 40% CIR	35%	£2,066,832	£975,206	£943,949	£794,280	£584,744	£539,843
60% LAR - 40% CIR	40%	£1,435,784	£404,911	£373,655	£223,986	£14,450	£-80,492
60% LAR - 40% CIR	45%	£804,736	£-165,898	£-197,145	£-347,418	£-596,884	£-641,984
60% LAR - 40% CIR	50%	£173,688	£-735,676	£-766,933	£-816,601	£-1,026,137	£-1,071,038

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£9,160,768	£6,843,862	£6,812,605	£6,662,937	£6,453,401	£6,408,500
60% LAR - 40% CIR	5%	£7,529,720	£6,073,568	£6,042,312	£5,892,643	£5,683,107	£5,638,207
60% LAR - 40% CIR	10%	£6,898,673	£5,503,275	£5,472,017	£5,322,349	£5,112,813	£5,067,913
60% LAR - 40% CIR	15%	£6,267,625	£4,932,981	£4,901,724	£4,752,056	£4,542,520	£4,497,619
60% LAR - 40% CIR	20%	£5,636,577	£4,362,687	£4,331,430	£4,181,761	£3,972,225	£3,927,325
60% LAR - 40% CIR	25%	£5,005,528	£3,792,393	£3,761,136	£3,611,467	£3,401,932	£3,357,032
60% LAR - 40% CIR	30%	£4,374,480	£3,222,099	£3,190,842	£3,041,174	£2,831,638	£2,786,737
60% LAR - 40% CIR	35%	£3,743,432	£2,651,805	£2,620,548	£2,470,880	£2,261,344	£2,216,443
60% LAR - 40% CIR	40%	£3,112,384	£2,081,511	£2,050,255	£1,900,586	£1,691,050	£1,646,150
60% LAR - 40% CIR	45%	£2,481,336	£1,511,218	£1,479,961	£1,329,292	£1,120,756	£1,075,856
60% LAR - 40% CIR	50%	£1,850,288	£940,924	£909,667	£759,999	£550,463	£505,562

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£10,142,688	£8,625,762	£8,594,505	£8,444,837	£8,235,301	£8,190,400
60% LAR - 40% CIR	5%	£9,511,640	£8,055,468	£8,024,212	£7,874,543	£7,665,007	£7,620,107
60% LAR - 40% CIR	10%	£8,880,593	£7,485,175	£7,453,917	£7,304,249	£7,094,713	£7,049,813
60% LAR - 40% CIR	15%	£8,249,545	£6,914,881	£6,883,624	£6,733,956	£6,524,420	£6,479,519
60% LAR - 40% CIR	20%	£7,618,497	£6,344,587	£6,313,330	£6,163,661	£5,954,125	£5,909,225
60% LAR - 40% CIR	25%	£6,987,448	£5,774,293	£5,743,036	£5,593,367	£5,383,831	£5,338,931
60% LAR - 40% CIR	30%	£6,356,400	£5,203,999	£5,172,742	£5,023,074	£4,813,538	£4,768,637
60% LAR - 40% CIR	35%	£5,725,352	£4,633,706	£4,602,448	£4,452,780	£4,243,244	£4,198,343
60% LAR - 40% CIR	40%	£5,094,304	£4,063,411	£4,032,155	£3,882,486	£3,672,950	£3,628,050
60% LAR - 40% CIR	45%	£4,463,256	£3,493,118	£3,461,961	£3,312,292	£3,102,756	£3,057,856
60% LAR - 40% CIR	50%	£3,832,208	£2,922,824	£2,891,567	£2,741,899	£2,532,363	£2,487,462

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£15,152,692	£11,620,597	£11,589,340	£11,439,672	£11,230,136	£11,185,235
60% LAR - 40% CIR	5%	£12,474,149	£11,003,567	£10,972,309	£10,822,641	£10,613,105	£10,568,204
60% LAR - 40% CIR	10%	£11,795,605	£10,386,536	£10,355,279	£10,205,611	£9,996,075	£9,951,174
60% LAR - 40% CIR	15%	£11,117,060	£9,769,505	£9,738,248	£9,588,580	£9,379,044	£9,334,143
60% LAR - 40% CIR	20%	£10,438,516	£9,152,475	£9,121,217	£8,971,549	£8,762,013	£8,717,112
60% LAR - 40% CIR	25%	£9,759,971	£8,535,444	£8,504,187	£8,354,519	£8,144,983	£8,100,082
60% LAR - 40% CIR	30%	£9,081,428	£7,918,414	£7,887,156	£7,737,488	£7,527,952	£7,483,051
60% LAR - 40% CIR	35%	£8,402,883	£7,301,383	£7,270,126	£7,120,458	£6,910,922	£6,866,021
60% LAR - 40% CIR	40%	£7,724,339	£6,684,352	£6,653,095	£6,503,427	£6,293,891	£6,248,990
60% LAR - 40% CIR	45%	£7,045,794	£6,067,322	£6,036,064	£5,886,396	£5,676,860	£5,631,959
60% LAR - 40% CIR	50%	£6,367,250	£5,450,291	£5,419,034	£5,269,366	£5,059,830	£5,014,930

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£3,387,792	£1,855,697	£1,824,440	£1,674,772	£1,465,236	£1,420,335
60% LAR - 40% CIR	0%	£2,709,249	£1,238,667	£1,207,409	£1,057,741	£848,205	£803,304
60% LAR - 40% CIR	10%	£2,030,705	£561,636	£550,379	£440,711	£231,175	£186,274
60% LAR - 40% CIR	15%	£1,352,160	£4,805	£38,652	£176,320	£368,658	£240,767
60% LAR - 40% CIR	20%	£673,616	£68,845	£50,885	£76,361	£1,602,887	£1,047,788
60% LAR - 40% CIR	25%	£4,899	£1,229,455	£1,260,713	£1,410,381	£1,619,917	£1,664,818
60% LAR - 40% CIR	30%	£583,472	£1,548,495	£1,677,744	£2,027,812	£2,236,948	£2,281,849
60% LAR - 40% CIR	35%	£1,362,417	£2,469,534	£2,694,774	£2,544,442	£2,863,308	£2,898,678
60% LAR - 40% CIR	40%	£2,040,581	£3,080,548	£3,111,805	£3,281,473	£3,471,009	£3,516,910
60% LAR - 40% CIR	45%	£2,718,156	£3,691,562	£3,728,835	£3,918,505	£4,168,549	£4,192,841
60% LAR - 40% CIR	50%	£3,397,680	£4,314,609	£4,345,866	£4,495,534	£4,795,676	£4,749,975

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£7,434,092	£5,901,997	£5,870,740	£5,721,072	£5,511,536	£5,466,635
60% LAR - 40% CIR	0%	£6,755,549	£5,284,967	£5,253,709	£5,104,041	£4,894,505	£4,849,604
60% LAR - 40% CIR	10%	£6,077,005	£4,667,936	£4,636,679	£4,487,011	£4,277,475	£4,232,574
60% LAR - 40% CIR	15%	£5,398,460	£4,050,905	£4,019,648	£3,869,980	£3,660,444	£3,615,543
60% LAR - 40% CIR	20%	£4,719,916	£3,433,875	£3,402,617	£3,252,949	£3,043,413	£2,998,512
60% LAR - 40% CIR	25%	£4,041,371	£2,816,844	£2,785,587	£2,635,919	£2,426,383	£2,381,482
60% LAR - 40% CIR	30%	£3,362,828	£2,199,814	£2,168,556	£2,018,888	£1,809,352	£1,764,451
60% LAR - 40% CIR	35%	£2,684,283	£1,582,783	£1,551,525	£1,401,858	£1,192,322	£1,147,421
60% LAR - 40% CIR	40%	£2,005,739	£965,752	£934,495	£784,827	£575,291	£530,390
60% LAR - 40% CIR	45%	£1,327,194	£348,722	£317,464	£167,736	£41,746	£26,841
60% LAR - 40% CIR	50%	£648,650	£288,288	£259,556	£49,234	£55,779	£703,670

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£9,110,692	£7,578,597	£7,547,340	£7,397,672	£7,188,136	£7,143,235
60% LAR - 40% CIR	0%	£8,432,149	£6,961,567	£6,930,309	£6,780,641	£6,571,105	£6,526,204
60% LAR - 40% CIR	10%	£7,753,605	£6,344,536	£6,313,279	£6,163,611	£5,954,075	£5,909,174
60% LAR - 40% CIR	15%	£7,075,060	£5,727,505	£5,696,248	£5,546,580	£5,337,044	£5,292,143
60% LAR - 40% CIR	20%	£6,396,516	£5,110,475	£5,079,217	£4,929,549	£4,720,013	£4,675,112
60% LAR - 40% CIR	25%	£5,717,971	£4,493,444	£4,462,187	£4,312,519	£4,102,983	£4,058,082
60% LAR - 40% CIR	30%	£5,039,428	£3,876,414	£3,845,156	£3,695,488	£3,485,952	£3,441,051
60% LAR - 40% CIR	35%	£4,360,883	£3,259,383	£3,228,126	£3,078,458	£2,868,922	£2,824,021
60% LAR - 40% CIR	40%	£3,682,339	£2,642,352	£2,611,095	£2,461,427	£2,251,891	£2,206,990
60% LAR - 40% CIR	45%	£3,003,794	£2,025,322	£1,994,064	£1,844,396	£1,634,860	£1,589,959
60% LAR - 40% CIR	50%	£2,325,250	£1,408,291	£1,377,034	£1,227,366	£1,017,830	£972,930

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£11,092,592	£9,560,497	£9,529,240	£9,379,572	£9,170,036	£9,125,135
60% LAR - 40% CIR	0%	£10,414,049	£8,943,467	£8,912,209	£8,762,541	£8,553,005	£8,508,104
60% LAR - 40% CIR	10%	£9,735,505	£8,326,436	£8,295,179	£8,145,511	£7,935,975	£7,891,074
60% LAR - 40% CIR	15%	£9,056,960	£7,709,405	£7,678,148	£7,528,480	£7,318,944	£7,274,043
60% LAR - 40% CIR	20%	£8,378,416	£7,092,375	£7,061,117	£6,911,449	£6,701,913	£6,657,012
60% LAR - 40% CIR	25%	£7,699,871	£6,475,344	£6,444,087	£6,294,419	£6,084,883	£6,039,982
60% LAR - 40% CIR	30%	£7,021,328	£5,858,314	£5,827,056	£5,677,388	£5,467,852	£5,422,951
60% LAR - 40% CIR	35%	£6,342,783	£5,241,283	£5,210,026	£5,060,358	£4,850,822	£4,805,921
60% LAR - 40% CIR	40%	£5,664,239	£4,624,252	£4,593,005	£4,443,327	£4,233,791	£4,188,890
60% LAR - 40% CIR	45%	£4,985,694	£4,007,222	£3,975,964	£3,826,296	£3,616,760	£3,571,859
60% LAR - 40% CIR	50%	£4,307,150	£3,390,191	£3,359,024	£3,209,356	£2,999,820	£2,954,920

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	E14,102,617	E12,555,332	E12,524,074	E12,374,406	E12,164,870	E12,118,969
60% LAR - 40% CIR	10%	E13,376,577	E11,891,564	E11,860,308	E11,710,639	E11,501,103	E11,456,203
60% LAR - 40% CIR	15%	E12,650,536	E11,227,795	E11,196,540	E11,046,872	E10,837,336	E10,792,435
60% LAR - 40% CIR	20%	E11,924,495	E10,564,030	E10,532,772	E10,383,104	E10,173,568	E10,128,667
60% LAR - 40% CIR	25%	E11,198,455	E9,900,262	E9,869,006	E9,719,337	E9,509,801	E9,464,901
60% LAR - 40% CIR	30%	E10,472,414	E9,236,495	E9,205,238	E9,055,569	E8,846,034	E8,801,133
60% LAR - 40% CIR	35%	E9,746,374	E8,572,728	E8,541,471	E8,391,803	E8,182,267	E8,137,366
60% LAR - 40% CIR	40%	E9,020,333	E7,908,960	E7,877,704	E7,728,035	E7,518,499	E7,473,599
60% LAR - 40% CIR	45%	E8,294,293	E7,245,193	E7,213,936	E7,064,267	E6,854,732	E6,809,831
60% LAR - 40% CIR	50%	E7,568,253	E6,581,426	E6,550,169	E6,400,501	E6,190,965	E6,146,064
60% LAR - 40% CIR	55%	E6,842,212	E5,917,659	E5,886,402	E5,736,733	E5,527,197	E5,482,297

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	E4,337,717	E2,760,432	E2,759,174	E2,609,506	E2,396,970	E2,355,069
60% LAR - 40% CIR	5%	E3,611,677	E2,126,394	E2,125,136	E1,975,738	E1,763,202	E1,721,301
60% LAR - 40% CIR	10%	E2,885,636	E1,492,356	E1,491,098	E1,340,900	E1,128,364	E1,086,463
60% LAR - 40% CIR	15%	E2,159,595	E799,130	E797,872	E647,674	E435,138	E393,237
60% LAR - 40% CIR	20%	E1,433,555	E133,362	E132,104	E0	E0	E0
60% LAR - 40% CIR	25%	E707,514	E458,405	E457,147	E306,956	E94,420	E52,519
60% LAR - 40% CIR	30%	E18,508	E-119,172	E-120,430	E-273,067	E-466,531	E-467,789
60% LAR - 40% CIR	35%	E244,229	E2,508,967	E2,507,709	E2,357,511	E2,145,975	E2,104,074
60% LAR - 40% CIR	40%	E1,470,507	E2,519,707	E2,520,964	E2,370,633	E2,158,100	E2,116,199
60% LAR - 40% CIR	45%	E2,195,617	E3,034,817	E3,036,074	E2,886,745	E2,674,210	E2,632,309
60% LAR - 40% CIR	50%	E2,920,688	E3,549,927	E3,551,184	E3,402,856	E3,190,320	E3,148,419

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	E5,384,617	E6,836,732	E6,805,474	E6,655,806	E6,446,270	E6,401,369
60% LAR - 40% CIR	5%	E7,657,977	E9,112,964	E9,081,706	E8,932,038	E8,722,502	E8,677,601
60% LAR - 40% CIR	10%	E6,931,936	E8,396,923	E8,365,665	E8,216,000	E8,006,464	E7,961,563
60% LAR - 40% CIR	15%	E6,205,895	E7,671,882	E7,640,624	E7,490,956	E7,281,420	E7,236,519
60% LAR - 40% CIR	20%	E5,479,855	E6,946,841	E6,915,583	E6,765,915	E6,556,379	E6,511,478
60% LAR - 40% CIR	25%	E4,753,814	E6,221,799	E6,190,541	E6,040,873	E5,831,337	E5,786,436
60% LAR - 40% CIR	30%	E4,027,774	E5,496,758	E5,465,500	E5,315,832	E5,106,296	E5,061,395
60% LAR - 40% CIR	35%	E3,301,733	E4,771,717	E4,740,459	E4,590,791	E4,381,255	E4,336,354
60% LAR - 40% CIR	40%	E2,575,693	E4,046,676	E4,015,418	E3,865,750	E3,656,214	E3,611,313
60% LAR - 40% CIR	45%	E1,849,653	E3,321,635	E3,290,377	E3,140,709	E2,931,173	E2,886,272
60% LAR - 40% CIR	50%	E1,123,612	E2,596,594	E2,565,336	E2,415,668	E2,206,132	E2,161,231

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	E10,060,617	E9,513,332	E9,482,074	E9,332,406	E9,122,870	E9,077,969
60% LAR - 40% CIR	5%	E9,334,577	E8,787,292	E8,756,034	E8,606,366	E8,396,830	E8,351,929
60% LAR - 40% CIR	10%	E8,608,536	E8,062,250	E8,031,000	E7,881,332	E7,671,796	E7,626,895
60% LAR - 40% CIR	15%	E7,882,495	E7,336,209	E7,304,951	E7,155,283	E6,945,747	E6,900,846
60% LAR - 40% CIR	20%	E7,156,455	E6,610,168	E6,578,910	E6,429,242	E6,219,706	E6,174,805
60% LAR - 40% CIR	25%	E6,430,414	E5,884,127	E5,852,869	E5,703,201	E5,493,665	E5,448,764
60% LAR - 40% CIR	30%	E5,704,374	E5,158,086	E5,126,828	E4,977,160	E4,767,624	E4,722,723
60% LAR - 40% CIR	35%	E4,978,333	E4,432,047	E4,400,789	E4,251,121	E4,041,585	E3,996,684
60% LAR - 40% CIR	40%	E4,252,293	E3,706,006	E3,674,748	E3,525,080	E3,315,544	E3,270,643
60% LAR - 40% CIR	45%	E3,526,253	E2,980,965	E2,949,707	E2,799,039	E2,589,503	E2,544,602
60% LAR - 40% CIR	50%	E2,800,212	E2,255,924	E2,224,666	E2,074,998	E1,865,462	E1,820,561

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	E12,042,517	E10,495,232	E10,463,974	E10,314,306	E10,104,770	E10,059,869
60% LAR - 40% CIR	5%	E11,316,477	E9,769,191	E9,737,933	E9,588,265	E9,378,729	E9,333,828
60% LAR - 40% CIR	10%	E10,590,436	E9,043,150	E9,011,892	E8,862,224	E8,652,688	E8,607,787
60% LAR - 40% CIR	15%	E9,864,395	E8,317,109	E8,285,851	E8,136,183	E7,926,647	E7,881,746
60% LAR - 40% CIR	20%	E9,138,355	E7,591,068	E7,559,810	E7,409,142	E7,199,606	E7,154,705
60% LAR - 40% CIR	25%	E8,412,314	E6,865,027	E6,833,769	E6,684,101	E6,474,565	E6,429,664
60% LAR - 40% CIR	30%	E7,686,274	E6,139,986	E6,108,728	E5,959,059	E5,749,523	E5,704,622
60% LAR - 40% CIR	35%	E6,960,233	E5,413,945	E5,382,687	E5,233,019	E5,023,483	E4,978,582
60% LAR - 40% CIR	40%	E6,234,193	E4,687,904	E4,656,646	E4,506,978	E4,297,442	E4,252,541
60% LAR - 40% CIR	45%	E5,508,153	E3,961,863	E3,930,605	E3,780,937	E3,571,401	E3,526,500
60% LAR - 40% CIR	50%	E4,782,112	E3,235,822	E3,204,564	E3,054,896	E2,845,360	E2,800,459

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£15,052,541	£13,490,066	£13,458,810	£13,309,141	£13,099,605	£13,054,705
60% LAR - 40% CIR	10%	£14,279,004	£12,779,563	£12,749,305	£12,598,637	£12,389,101	£12,344,200
60% LAR - 40% CIR	15%	£13,505,468	£12,069,058	£12,037,801	£11,886,133	£11,676,597	£11,633,697
60% LAR - 40% CIR	20%	£12,731,931	£11,358,554	£11,327,297	£11,177,629	£10,968,093	£10,923,193
60% LAR - 40% CIR	25%	£11,958,394	£10,648,051	£10,616,793	£10,467,125	£10,257,589	£10,212,688
60% LAR - 40% CIR	30%	£11,184,857	£9,937,546	£9,906,289	£9,756,621	£9,547,085	£9,502,185
60% LAR - 40% CIR	35%	£10,411,321	£9,227,042	£9,195,785	£9,046,117	£8,836,581	£8,791,680
60% LAR - 40% CIR	40%	£9,637,784	£8,516,538	£8,485,281	£8,335,612	£8,126,076	£8,081,175
60% LAR - 40% CIR	45%	£8,864,247	£7,806,034	£7,774,777	£7,625,108	£7,415,573	£7,370,673
60% LAR - 40% CIR	50%	£8,090,711	£7,095,530	£7,064,273	£6,914,605	£6,705,069	£6,660,168
60% LAR - 40% CIR	55%	£7,317,174	£6,385,026	£6,353,769	£6,204,100	£5,994,564	£5,949,664

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£5,287,641	£3,725,166	£3,693,910	£3,544,241	£3,334,705	£3,289,805
60% LAR - 40% CIR	5%	£4,514,105	£3,014,663	£2,983,405	£2,833,737	£2,624,201	£2,579,300
60% LAR - 40% CIR	10%	£3,740,568	£2,304,158	£2,272,901	£2,123,233	£1,913,697	£1,868,797
60% LAR - 40% CIR	15%	£2,967,031	£1,593,654	£1,562,397	£1,412,729	£1,203,193	£1,158,293
60% LAR - 40% CIR	20%	£2,193,494	£883,151	£851,893	£702,225	£492,689	£447,788
60% LAR - 40% CIR	25%	£1,419,957	£172,646	£141,390	£-279	£-217,815	£-282,715
60% LAR - 40% CIR	30%	£546,421	£-457,859	£-489,115	£-713,783	£-928,119	£-973,220
60% LAR - 40% CIR	35%	£-227,116	£-1,248,373	£-1,279,819	£-1,429,288	£-1,538,824	£-1,583,724
60% LAR - 40% CIR	40%	£-490,653	£-1,538,858	£-1,590,123	£-1,739,791	£-1,843,327	£-1,888,227
60% LAR - 40% CIR	45%	£-747,188	£-1,829,393	£-1,880,657	£-1,989,225	£-2,092,761	£-2,137,661
60% LAR - 40% CIR	50%	£-1,004,723	£-2,119,928	£-2,171,193	£-2,279,761	£-2,383,297	£-2,428,197
60% LAR - 40% CIR	55%	£-1,262,258	£-2,410,463	£-2,461,728	£-2,569,295	£-2,672,831	£-2,717,731

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£9,333,941	£7,771,466	£7,740,210	£7,590,541	£7,381,005	£7,336,105
60% LAR - 40% CIR	5%	£8,560,404	£7,060,963	£7,029,705	£6,880,037	£6,670,501	£6,625,600
60% LAR - 40% CIR	10%	£7,786,868	£6,350,458	£6,319,201	£6,169,533	£5,959,997	£5,915,097
60% LAR - 40% CIR	15%	£7,013,331	£5,639,954	£5,608,697	£5,459,029	£5,249,493	£5,204,593
60% LAR - 40% CIR	20%	£6,239,794	£4,929,451	£4,898,193	£4,748,525	£4,538,989	£4,494,088
60% LAR - 40% CIR	25%	£5,466,257	£4,218,946	£4,187,690	£4,038,021	£3,828,485	£3,783,585
60% LAR - 40% CIR	30%	£4,692,721	£3,508,442	£3,477,185	£3,327,517	£3,117,981	£3,073,080
60% LAR - 40% CIR	35%	£3,919,184	£2,797,938	£2,766,681	£2,617,012	£2,407,476	£2,362,576
60% LAR - 40% CIR	40%	£3,145,647	£2,087,434	£2,056,177	£1,906,509	£1,696,973	£1,652,073
60% LAR - 40% CIR	45%	£2,372,111	£1,376,930	£1,345,673	£1,196,005	£986,469	£941,568
60% LAR - 40% CIR	50%	£1,598,574	£66,426	£-85,189	£-485,590	£-675,864	£-720,964

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£11,010,541	£9,448,066	£9,416,810	£9,267,141	£9,057,605	£9,012,705
60% LAR - 40% CIR	5%	£10,237,004	£8,737,563	£8,706,305	£8,556,637	£8,347,101	£8,302,200
60% LAR - 40% CIR	10%	£9,463,468	£8,027,058	£7,995,801	£7,846,133	£7,636,597	£7,591,697
60% LAR - 40% CIR	15%	£8,689,931	£7,316,554	£7,285,297	£7,135,629	£6,926,093	£6,881,193
60% LAR - 40% CIR	20%	£7,916,394	£6,606,051	£6,574,793	£6,425,125	£6,215,589	£6,170,688
60% LAR - 40% CIR	25%	£7,142,857	£5,895,546	£5,864,289	£5,714,621	£5,505,085	£5,460,185
60% LAR - 40% CIR	30%	£6,369,321	£5,185,042	£5,153,785	£5,004,117	£4,794,581	£4,749,680
60% LAR - 40% CIR	35%	£5,595,784	£4,474,538	£4,443,281	£4,293,612	£4,084,076	£4,039,175
60% LAR - 40% CIR	40%	£4,822,247	£3,764,034	£3,732,777	£3,583,109	£3,373,573	£3,328,673
60% LAR - 40% CIR	45%	£4,048,711	£3,053,530	£3,022,273	£2,872,605	£2,663,069	£2,618,168
60% LAR - 40% CIR	50%	£3,275,174	£2,343,026	£2,311,769	£2,162,100	£1,952,564	£1,907,664

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£12,992,441	£11,429,966	£11,398,710	£11,249,041	£11,039,505	£10,994,605
60% LAR - 40% CIR	5%	£12,218,904	£10,719,463	£10,688,205	£10,538,537	£10,329,001	£10,284,100
60% LAR - 40% CIR	10%	£11,445,368	£10,008,958	£9,977,701	£9,828,033	£9,618,497	£9,573,597
60% LAR - 40% CIR	15%	£10,671,831	£9,298,454	£9,267,197	£9,117,529	£8,907,993	£8,863,093
60% LAR - 40% CIR	20%	£9,898,294	£8,587,951	£8,556,693	£8,407,025	£8,197,489	£8,152,588
60% LAR - 40% CIR	25%	£9,124,757	£7,877,446	£7,846,190	£7,696,521	£7,486,985	£7,442,085
60% LAR - 40% CIR	30%	£8,351,221	£7,166,942	£7,135,685	£6,986,017	£6,776,481	£6,731,580
60% LAR - 40% CIR	35%	£7,577,684	£6,456,438	£6,425,181	£6,275,512	£6,065,976	£6,021,075
60% LAR - 40% CIR	40%	£6,804,147	£5,745,934	£5,714,677	£5,565,009	£5,355,473	£5,310,573
60% LAR - 40% CIR	45%	£6,030,611	£5,035,430	£5,004,173	£4,854,505	£4,644,969	£4,600,068
60% LAR - 40% CIR	50%	£5,257,074	£4,324,926	£4,293,669	£4,144,000	£3,934,464	£3,889,564

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£16,002,465	£14,424,801	£14,393,544	£14,243,875	£14,034,339	£13,988,439
60% LAR - 40% CIR	5%	£15,181,432	£13,667,560	£13,636,304	£13,486,635	£13,277,099	£13,232,199
60% LAR - 40% CIR	10%	£14,360,400	£12,810,319	£12,879,063	£12,729,394	£12,519,858	£12,474,958
60% LAR - 40% CIR	15%	£13,539,366	£12,153,079	£12,121,821	£11,972,153	£11,762,617	£11,717,717
60% LAR - 40% CIR	20%	£12,718,334	£11,395,838	£11,364,581	£11,214,913	£11,005,377	£10,960,476
60% LAR - 40% CIR	25%	£11,897,301	£10,638,597	£10,607,340	£10,457,672	£10,248,136	£10,203,235
60% LAR - 40% CIR	30%	£11,076,268	£9,881,357	£9,850,099	£9,700,431	£9,490,895	£9,445,994
60% LAR - 40% CIR	35%	£10,255,235	£9,124,116	£9,092,859	£8,943,191	£8,733,655	£8,688,754
60% LAR - 40% CIR	40%	£9,434,202	£8,366,874	£8,335,616	£8,185,949	£7,976,414	£7,931,513
60% LAR - 40% CIR	45%	£8,613,169	£7,609,634	£7,578,377	£7,428,709	£7,219,172	£7,174,272
60% LAR - 40% CIR	50%	£7,792,136	£6,852,393	£6,821,137	£6,671,468	£6,461,932	£6,417,032

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£6,237,565	£4,659,901	£4,628,644	£4,478,975	£4,269,439	£4,224,539
60% LAR - 40% CIR	0%	£5,416,532	£3,902,860	£3,871,604	£3,721,935	£3,512,399	£3,467,499
60% LAR - 40% CIR	10%	£4,595,500	£3,145,419	£3,114,163	£2,964,494	£2,754,958	£2,710,058
60% LAR - 40% CIR	15%	£3,774,466	£2,388,179	£2,356,921	£2,207,253	£1,997,717	£1,952,817
60% LAR - 40% CIR	20%	£2,953,434	£1,630,938	£1,600,681	£1,451,013	£1,241,477	£1,196,576
60% LAR - 40% CIR	25%	£2,132,401	£873,697	£842,440	£692,772	£483,236	£438,335
60% LAR - 40% CIR	30%	£1,311,368	£116,457	£85,199	£69,469	£224,005	£18,909
60% LAR - 40% CIR	35%	£50,999,744	£3,977,238	£3,946,081	£3,796,412	£3,586,876	£3,541,975
60% LAR - 40% CIR	40%	£4,392,698	£1,358,028	£1,420,282	£1,578,951	£1,793,485	£1,833,587
60% LAR - 40% CIR	45%	£1,792,764	£2,912,507	£2,984,673	£3,142,805	£3,357,339	£3,398,039
60% LAR - 40% CIR	50%	£1,872,764	£2,912,507	£2,943,763	£3,033,432	£3,302,568	£3,347,868

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£10,283,865	£8,706,201	£8,674,944	£8,525,275	£8,315,739	£8,270,839
60% LAR - 40% CIR	0%	£9,462,832	£7,948,960	£7,917,704	£7,768,035	£7,558,499	£7,513,599
60% LAR - 40% CIR	10%	£8,641,800	£7,191,719	£7,160,463	£7,010,794	£6,801,258	£6,756,358
60% LAR - 40% CIR	15%	£7,820,766	£6,434,479	£6,403,221	£6,253,553	£6,044,017	£5,999,117
60% LAR - 40% CIR	20%	£6,999,734	£5,677,238	£5,646,081	£5,496,412	£5,286,876	£5,241,975
60% LAR - 40% CIR	25%	£6,178,701	£4,919,997	£4,888,740	£4,739,072	£4,529,536	£4,484,635
60% LAR - 40% CIR	30%	£5,357,668	£4,162,757	£4,131,499	£3,981,831	£3,772,295	£3,727,394
60% LAR - 40% CIR	35%	£4,536,635	£3,405,516	£3,374,259	£3,224,591	£3,015,055	£2,970,154
60% LAR - 40% CIR	40%	£3,715,602	£2,648,274	£2,617,018	£2,467,349	£2,257,814	£2,212,913
60% LAR - 40% CIR	45%	£2,894,569	£1,891,034	£1,860,777	£1,710,108	£1,500,572	£1,455,672
60% LAR - 40% CIR	50%	£2,073,536	£1,133,793	£1,102,537	£892,866	£743,330	£698,432

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

£40,429,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£11,960,465	£10,382,801	£10,351,544	£10,201,875	£9,992,339	£9,947,439
60% LAR - 40% CIR	0%	£11,139,432	£9,625,560	£9,594,304	£9,444,635	£9,235,099	£9,190,199
60% LAR - 40% CIR	10%	£10,318,400	£8,868,319	£8,837,063	£8,687,394	£8,477,858	£8,432,958
60% LAR - 40% CIR	15%	£9,497,366	£8,111,079	£8,079,821	£7,930,153	£7,720,617	£7,675,717
60% LAR - 40% CIR	20%	£8,676,334	£7,353,838	£7,322,581	£7,172,913	£6,963,377	£6,918,476
60% LAR - 40% CIR	25%	£7,855,301	£6,596,597	£6,565,340	£6,415,672	£6,206,136	£6,161,235
60% LAR - 40% CIR	30%	£7,034,268	£5,839,357	£5,808,099	£5,658,431	£5,448,895	£5,403,994
60% LAR - 40% CIR	35%	£6,213,235	£5,082,116	£5,050,859	£4,901,191	£4,691,655	£4,646,754
60% LAR - 40% CIR	40%	£5,392,202	£4,324,874	£4,293,618	£4,143,949	£3,934,414	£3,889,513
60% LAR - 40% CIR	45%	£4,571,169	£3,567,634	£3,536,377	£3,386,709	£3,177,172	£3,132,272
60% LAR - 40% CIR	50%	£3,750,136	£2,810,393	£2,779,137	£2,629,468	£2,419,932	£2,375,032

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£13,942,365	£12,364,701	£12,333,444	£12,183,775	£11,974,239	£11,929,339
60% LAR - 40% CIR	0%	£13,121,332	£11,607,460	£11,576,204	£11,426,535	£11,216,999	£11,172,099
60% LAR - 40% CIR	10%	£12,300,300	£10,850,219	£10,818,963	£10,669,294	£10,459,758	£10,414,858
60% LAR - 40% CIR	15%	£11,479,266	£10,092,979	£10,061,721	£9,912,053	£9,702,517	£9,657,617
60% LAR - 40% CIR	20%	£10,658,234	£9,335,738	£9,304,481	£9,154,813	£8,945,277	£8,900,376
60% LAR - 40% CIR	25%	£9,837,201	£8,578,497	£8,547,240	£8,397,572	£8,188,036	£8,143,135
60% LAR - 40% CIR	30%	£9,016,168	£7,821,257	£7,790,000	£7,640,331	£7,430,795	£7,385,894
60% LAR - 40% CIR	35%	£8,195,135	£7,064,016	£7,032,759	£6,883,091	£6,673,555	£6,628,654
60% LAR - 40% CIR	40%	£7,374,102	£6,306,774	£6,275,518	£6,125,849	£5,916,314	£5,871,413
60% LAR - 40% CIR	45%	£6,553,069	£5,549,534	£5,518,277	£5,368,608	£5,159,072	£5,114,172
60% LAR - 40% CIR	50%	£5,732,036	£4,792,293	£4,761,037	£4,611,368	£4,401,832	£4,356,932

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£16,962,389	£15,358,536	£15,328,279	£15,178,611	£14,969,075	£14,924,174
60% LAR - 40% CIR	10%	£16,083,860	£14,555,558	£14,524,301	£14,374,633	£14,165,097	£14,120,196
60% LAR - 40% CIR	15%	£15,215,332	£13,751,581	£13,720,323	£13,570,055	£13,361,119	£13,316,218
60% LAR - 40% CIR	20%	£14,346,802	£12,947,603	£12,916,347	£12,766,078	£12,557,142	£12,512,242
60% LAR - 40% CIR	25%	£13,478,273	£12,143,625	£12,112,369	£11,962,100	£11,753,164	£11,708,264
60% LAR - 40% CIR	30%	£12,609,744	£11,339,648	£11,308,391	£11,158,122	£10,949,187	£10,904,286
60% LAR - 40% CIR	35%	£11,741,215	£10,535,671	£10,504,414	£10,354,146	£10,145,210	£10,100,309
60% LAR - 40% CIR	40%	£10,872,686	£9,731,693	£9,700,436	£9,550,168	£9,341,232	£9,296,331
60% LAR - 40% CIR	45%	£10,004,156	£8,927,716	£8,896,458	£8,746,190	£8,537,254	£8,492,354
60% LAR - 40% CIR	50%	£9,135,627	£8,123,738	£8,092,481	£7,942,212	£7,733,277	£7,688,377
60% LAR - 40% CIR	55%	£8,267,098	£7,319,760	£7,288,504	£7,138,235	£6,929,299	£6,884,399

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£7,187,489	£5,944,936	£5,963,379	£5,413,711	£5,204,175	£5,169,274
60% LAR - 40% CIR	5%	£8,318,960	£4,789,658	£4,759,401	£4,609,733	£4,400,197	£4,355,296
60% LAR - 40% CIR	10%	£5,450,432	£3,986,681	£3,955,423	£3,805,755	£3,596,219	£3,551,318
60% LAR - 40% CIR	15%	£4,581,902	£3,182,703	£3,151,447	£3,001,778	£2,792,242	£2,747,342
60% LAR - 40% CIR	20%	£3,713,373	£2,378,725	£2,347,469	£2,197,800	£1,988,264	£1,943,364
60% LAR - 40% CIR	25%	£2,844,844	£1,574,748	£1,543,491	£1,393,822	£1,184,287	£1,139,386
60% LAR - 40% CIR	30%	£1,976,315	£770,771	£739,514	£589,846	£380,310	£335,409
60% LAR - 40% CIR	35%	£1,107,786	£242,907	£204,459	£43,962	£43,962	£43,962
60% LAR - 40% CIR	40%	£239,256	£93,734	£88,442	£1,818,110	£1,227,645	£1,272,545
60% LAR - 40% CIR	45%	£1,237,671	£1,641,155	£1,672,411	£2,852,085	£2,561,620	£2,516,520
60% LAR - 40% CIR	50%	£1,497,883	£2,445,145	£2,476,398	£2,658,065	£2,635,661	£2,680,561

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£11,233,789	£9,640,936	£9,609,679	£9,460,011	£9,250,475	£9,205,574
60% LAR - 40% CIR	5%	£10,365,260	£8,836,959	£8,805,701	£8,656,033	£8,446,497	£8,401,596
60% LAR - 40% CIR	10%	£9,496,732	£8,032,981	£8,001,723	£7,852,055	£7,642,519	£7,597,618
60% LAR - 40% CIR	15%	£8,628,202	£7,229,003	£7,197,747	£7,048,078	£6,838,542	£6,793,642
60% LAR - 40% CIR	20%	£7,759,673	£6,425,025	£6,393,769	£6,244,100	£6,034,564	£5,989,664
60% LAR - 40% CIR	25%	£6,891,144	£5,621,048	£5,589,791	£5,440,122	£5,230,587	£5,185,686
60% LAR - 40% CIR	30%	£6,022,615	£4,817,071	£4,785,814	£4,636,146	£4,426,610	£4,381,709
60% LAR - 40% CIR	35%	£5,154,086	£4,013,093	£3,981,836	£3,832,168	£3,622,632	£3,577,731
60% LAR - 40% CIR	40%	£4,285,556	£3,209,116	£3,177,858	£3,028,190	£2,818,654	£2,773,754
60% LAR - 40% CIR	45%	£3,417,027	£2,405,138	£2,373,881	£2,224,212	£2,014,677	£1,969,777
60% LAR - 40% CIR	50%	£2,548,498	£1,601,160	£1,569,904	£1,420,235	£1,210,699	£1,165,798

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£12,910,389	£11,317,536	£11,286,279	£11,136,611	£10,927,075	£10,882,174
60% LAR - 40% CIR	5%	£12,041,860	£10,513,558	£10,482,301	£10,332,633	£10,123,097	£10,078,196
60% LAR - 40% CIR	10%	£11,173,332	£9,709,581	£9,678,323	£9,528,655	£9,319,119	£9,274,218
60% LAR - 40% CIR	15%	£10,304,802	£8,905,603	£8,874,347	£8,724,678	£8,515,142	£8,470,242
60% LAR - 40% CIR	20%	£9,436,273	£8,101,625	£8,070,369	£7,920,700	£7,711,164	£7,666,264
60% LAR - 40% CIR	25%	£8,567,744	£7,297,648	£7,266,391	£7,116,722	£6,907,187	£6,862,286
60% LAR - 40% CIR	30%	£7,699,215	£6,493,671	£6,462,414	£6,312,746	£6,103,210	£6,058,309
60% LAR - 40% CIR	35%	£6,830,686	£5,689,693	£5,658,436	£5,508,768	£5,299,232	£5,254,331
60% LAR - 40% CIR	40%	£5,962,156	£4,885,716	£4,854,458	£4,704,790	£4,495,254	£4,450,354
60% LAR - 40% CIR	45%	£5,093,627	£4,081,738	£4,050,481	£3,900,812	£3,691,277	£3,646,377
60% LAR - 40% CIR	50%	£4,225,098	£3,277,760	£3,246,504	£3,096,835	£2,887,299	£2,842,399

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£14,892,289	£13,299,436	£13,268,179	£13,118,511	£12,908,975	£12,864,074
60% LAR - 40% CIR	5%	£14,023,760	£12,495,458	£12,464,201	£12,314,533	£12,104,997	£12,060,096
60% LAR - 40% CIR	10%	£13,155,232	£11,691,481	£11,660,223	£11,510,555	£11,301,019	£11,256,118
60% LAR - 40% CIR	15%	£12,286,702	£10,887,503	£10,856,247	£10,706,578	£10,497,042	£10,452,142
60% LAR - 40% CIR	20%	£11,418,173	£10,083,525	£10,052,269	£9,902,600	£9,693,064	£9,648,164
60% LAR - 40% CIR	25%	£10,549,644	£9,279,548	£9,248,291	£9,098,622	£8,889,087	£8,844,186
60% LAR - 40% CIR	30%	£9,681,115	£8,475,571	£8,444,314	£8,294,646	£8,085,110	£8,040,209
60% LAR - 40% CIR	35%	£8,812,586	£7,671,593	£7,640,336	£7,490,668	£7,281,132	£7,236,231
60% LAR - 40% CIR	40%	£7,944,056	£6,867,616	£6,836,358	£6,686,690	£6,477,154	£6,432,254
60% LAR - 40% CIR	45%	£7,075,527	£6,063,638	£6,032,381	£5,882,712	£5,673,177	£5,628,277
60% LAR - 40% CIR	50%	£6,206,998	£5,259,660	£5,228,404	£5,078,735	£4,869,199	£4,824,299

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£17,902,314	£16,294,271	£16,283,013	£16,113,345	£15,903,809	£15,858,908
60% LAR - 40% CIR	10%	£18,886,288	£15,443,558	£15,412,299	£15,282,631	£15,053,095	£15,008,195
60% LAR - 40% CIR	15%	£18,070,263	£14,592,842	£14,561,585	£14,411,917	£14,202,381	£14,157,480
60% LAR - 40% CIR	20%	£15,154,237	£13,742,127	£13,710,871	£13,561,202	£13,351,666	£13,306,766
60% LAR - 40% CIR	25%	£14,238,212	£12,891,414	£12,860,156	£12,710,488	£12,500,952	£12,456,051
60% LAR - 40% CIR	30%	£13,322,187	£12,040,699	£12,009,443	£11,859,774	£11,650,238	£11,605,338
60% LAR - 40% CIR	35%	£12,406,161	£11,189,985	£11,158,728	£11,009,060	£10,799,524	£10,754,623
60% LAR - 40% CIR	40%	£11,490,136	£10,339,271	£10,308,014	£10,158,345	£9,948,809	£9,903,909
60% LAR - 40% CIR	45%	£10,574,111	£9,488,556	£9,457,299	£9,307,631	£9,098,095	£9,053,194
60% LAR - 40% CIR	50%	£9,658,086	£8,637,842	£8,606,585	£8,456,917	£8,247,381	£8,202,481
60% LAR - 40% CIR	55%	£8,742,060	£7,787,127	£7,755,871	£7,606,202	£7,396,667	£7,351,766

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

						£97,649,090	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£8,137,414	£6,529,371	£6,498,113	£6,348,445	£6,138,909	£6,094,008
60% LAR - 40% CIR	5%	£7,221,388	£5,678,598	£5,647,339	£5,497,731	£5,288,195	£5,243,295
60% LAR - 40% CIR	10%	£6,305,363	£4,827,842	£4,796,685	£4,647,017	£4,437,481	£4,392,580
60% LAR - 40% CIR	15%	£5,389,337	£3,977,227	£3,945,971	£3,796,302	£3,586,766	£3,541,866
60% LAR - 40% CIR	20%	£4,473,312	£3,126,514	£3,095,258	£2,945,589	£2,736,053	£2,691,151
60% LAR - 40% CIR	25%	£3,557,287	£2,275,799	£2,244,543	£2,094,874	£1,885,338	£1,840,438
60% LAR - 40% CIR	30%	£2,641,261	£1,425,085	£1,393,828	£1,244,160	£1,034,624	£989,723
60% LAR - 40% CIR	35%	£1,725,236	£574,371	£543,114	£393,445	£183,909	£139,009
60% LAR - 40% CIR	40%	£809,211	£273,344	£242,087	£92,409	£6,805	£-711,706
60% LAR - 40% CIR	45%	£-909,814	£-127,355	£-158,615	£-307,865	£-517,319	£-562,418
60% LAR - 40% CIR	50%	£-1,022,840	£-1,877,773	£-2,009,020	£-2,158,698	£-2,368,233	£-2,413,134

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

						£57,186,090	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£12,183,714	£10,575,671	£10,544,413	£10,394,745	£10,185,209	£10,140,308
60% LAR - 40% CIR	5%	£11,267,688	£9,724,956	£9,693,699	£9,544,031	£9,334,495	£9,289,595
60% LAR - 40% CIR	10%	£10,351,663	£8,874,242	£8,842,985	£8,693,317	£8,483,781	£8,438,880
60% LAR - 40% CIR	15%	£9,435,637	£8,023,527	£7,992,271	£7,842,602	£7,633,066	£7,588,166
60% LAR - 40% CIR	20%	£8,519,612	£7,172,814	£7,141,558	£6,991,889	£6,782,353	£6,737,451
60% LAR - 40% CIR	25%	£7,603,587	£6,322,099	£6,290,843	£6,141,174	£5,931,638	£5,886,738
60% LAR - 40% CIR	30%	£6,687,561	£5,471,385	£5,440,128	£5,290,460	£5,080,924	£5,036,023
60% LAR - 40% CIR	35%	£5,771,536	£4,620,671	£4,589,414	£4,439,745	£4,230,209	£4,185,308
60% LAR - 40% CIR	40%	£4,855,511	£3,769,956	£3,738,699	£3,589,031	£3,379,495	£3,334,594
60% LAR - 40% CIR	45%	£3,939,486	£2,919,242	£2,887,985	£2,738,317	£2,528,781	£2,483,880
60% LAR - 40% CIR	50%	£3,023,460	£2,068,527	£2,037,271	£1,887,602	£1,678,067	£1,633,166

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

						£40,429,090	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£13,860,314	£12,252,271	£12,221,013	£12,071,345	£11,861,809	£11,816,908
60% LAR - 40% CIR	5%	£12,944,288	£11,401,556	£11,370,299	£11,220,631	£11,011,095	£10,966,195
60% LAR - 40% CIR	10%	£12,028,263	£10,550,842	£10,519,585	£10,369,917	£10,160,381	£10,115,480
60% LAR - 40% CIR	15%	£11,112,237	£9,700,127	£9,668,871	£9,519,202	£9,309,666	£9,264,766
60% LAR - 40% CIR	20%	£10,196,212	£8,849,414	£8,818,158	£8,668,490	£8,458,954	£8,414,051
60% LAR - 40% CIR	25%	£9,280,187	£7,998,699	£7,967,443	£7,817,774	£7,608,238	£7,563,338
60% LAR - 40% CIR	30%	£8,364,161	£7,147,985	£7,116,728	£6,967,060	£6,757,524	£6,712,623
60% LAR - 40% CIR	35%	£7,448,136	£6,297,271	£6,266,014	£6,116,345	£5,906,809	£5,861,908
60% LAR - 40% CIR	40%	£6,532,111	£5,446,556	£5,415,299	£5,265,631	£5,056,095	£5,011,194
60% LAR - 40% CIR	45%	£5,616,086	£4,595,842	£4,564,585	£4,414,917	£4,205,381	£4,160,481
60% LAR - 40% CIR	50%	£4,700,060	£3,745,127	£3,713,871	£3,564,202	£3,354,667	£3,309,766

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

						£20,601,090	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£15,842,214	£14,234,171	£14,202,913	£14,053,245	£13,843,709	£13,798,808
60% LAR - 40% CIR	5%	£14,926,188	£13,383,456	£13,352,199	£13,202,531	£12,992,995	£12,948,095
60% LAR - 40% CIR	10%	£14,010,163	£12,532,742	£12,501,485	£12,351,817	£12,142,281	£12,097,380
60% LAR - 40% CIR	15%	£13,094,137	£11,682,027	£11,650,771	£11,501,102	£11,291,566	£11,246,666
60% LAR - 40% CIR	20%	£12,178,112	£10,831,314	£10,800,056	£10,650,388	£10,440,852	£10,395,951
60% LAR - 40% CIR	25%	£11,262,087	£9,980,599	£9,949,343	£9,799,674	£9,590,138	£9,545,238
60% LAR - 40% CIR	30%	£10,346,061	£9,129,885	£9,098,628	£8,948,960	£8,739,424	£8,694,523
60% LAR - 40% CIR	35%	£9,430,036	£8,279,171	£8,247,914	£8,098,246	£7,888,710	£7,843,809
60% LAR - 40% CIR	40%	£8,514,011	£7,428,456	£7,397,199	£7,247,531	£7,037,995	£6,993,094
60% LAR - 40% CIR	45%	£7,597,986	£6,577,742	£6,546,485	£6,396,817	£6,187,281	£6,142,381
60% LAR - 40% CIR	50%	£6,681,960	£5,727,027	£5,695,771	£5,546,102	£5,336,567	£5,291,666

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats		Value Area		Zone B - £900 psf	
No Units	135	Sales value inflation		Base	
Site Area	1.04 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR : CIR	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4	
Tenure	% AH	Biodiversity		A2 & A3	
0		£558,868		£2,303,916	
5%		£710,628		£3,878,415	
10%		£2,004,181		£5,180,644	
15%		£5,312,113		£6,458,204	
20%		£4,634,284		£7,770,949	
25%		£5,970,589		£9,089,734	
30%		£7,320,800		£10,441,411	
35%		£8,684,870		£11,798,838	
40%		£10,062,633		£13,170,881	
45%		£11,453,950		£14,557,340	
50%		£12,858,686		£15,956,129	

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

		£97,649,000				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3
60% LAR - 40% CIR	0%	£92,896,254	£100,844,983	£107,248,028	£102,272,484	£103,708,047
60% LAR - 40% CIR	5%	£84,198,448	£102,115,399	£109,248,126	£104,546,193	£105,994,947
60% LAR - 40% CIR	10%	£75,710,208	£103,408,912	£110,816,198	£106,434,412	£108,553,374
60% LAR - 40% CIR	15%	£67,237,395	£104,716,844	£112,522,790	£108,137,699	£110,759,474
60% LAR - 40% CIR	20%	£58,777,364	£106,039,015	£114,265,513	£109,644,747	£112,601,680
60% LAR - 40% CIR	25%	£100,331,308	£107,375,290	£116,078,925	£108,788,014	£110,200,737
60% LAR - 40% CIR	30%	£101,921,589	£108,725,530	£118,128,190	£116,134,839	£111,544,147
60% LAR - 40% CIR	35%	£103,847,622	£110,089,801	£120,461,493	£114,495,698	£114,295,215
60% LAR - 40% CIR	40%	£105,186,795	£111,467,364	£122,887,425	£112,871,079	£114,274,795
60% LAR - 40% CIR	45%	£106,639,385	£112,861,819	£125,380,119	£114,266,212	£115,962,071
60% LAR - 40% CIR	50%	£108,044,043	£114,283,417	£127,944,344	£115,683,185	£117,682,913

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

		£57,186,000				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3
60% LAR - 40% CIR	0%	£56,878,835	£58,825,583	£59,229,794	£59,253,215	£61,689,378
60% LAR - 40% CIR	5%	£52,177,119	£59,198,080	£60,544,837	£60,558,703	£62,997,127
60% LAR - 40% CIR	10%	£43,690,938	£61,389,643	£61,796,929	£62,815,142	£64,546,105
60% LAR - 40% CIR	15%	£35,218,096	£63,697,375	£63,103,521	£64,118,389	£66,843,996
60% LAR - 40% CIR	20%	£26,754,495	£66,019,745	£64,459,417	£65,436,301	£69,188,411
60% LAR - 40% CIR	25%	£18,312,037	£68,356,021	£65,769,656	£66,768,745	£71,464,195
60% LAR - 40% CIR	30%	£9,862,520	£70,706,261	£67,106,921	£68,115,569	£73,826,672
60% LAR - 40% CIR	35%	£1,503,363	£73,070,332	£68,472,133	£69,476,639	£76,184,297
60% LAR - 40% CIR	40%	£63,967,526	£75,448,095	£69,848,155	£70,871,810	£77,558,322
60% LAR - 40% CIR	45%	£65,910,711	£77,830,411	£71,240,649	£72,294,949	£79,943,982
60% LAR - 40% CIR	50%	£68,484,773	£79,244,147	£72,644,075	£73,643,896	£81,343,594

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3
60% LAR - 40% CIR	0%	£35,286,093	£41,414,747	£41,818,912	£42,842,368	£44,278,531
60% LAR - 40% CIR	5%	£31,768,333	£42,685,264	£43,090,390	£44,118,857	£45,549,472
60% LAR - 40% CIR	10%	£28,260,092	£43,978,797	£44,386,052	£45,401,296	£46,821,795
60% LAR - 40% CIR	15%	£24,767,240	£45,286,128	£45,692,074	£46,707,543	£48,126,569
60% LAR - 40% CIR	20%	£21,274,449	£46,604,889	£47,010,811	£48,029,498	£49,444,076
60% LAR - 40% CIR	25%	£18,001,190	£47,945,175	£48,348,810	£49,367,899	£50,775,622
60% LAR - 40% CIR	30%	£14,491,474	£49,295,413	£49,688,075	£50,704,123	£52,114,032
60% LAR - 40% CIR	35%	£11,117,507	£50,652,688	£51,041,248	£52,045,740	£53,474,501
60% LAR - 40% CIR	40%	£8,758,880	£52,027,249	£52,438,399	£53,440,963	£54,844,679
60% LAR - 40% CIR	45%	£6,400,995	£53,420,995	£53,850,003	£54,870,099	£56,231,609
60% LAR - 40% CIR	50%	£4,073,957	£54,833,591	£55,283,229	£56,333,789	£57,637,798

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

		£20,691,000				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3
60% LAR - 40% CIR	0%	£12,884,820	£20,833,478	£21,237,643	£22,261,099	£23,697,262
60% LAR - 40% CIR	5%	£14,585,063	£22,183,895	£22,612,721	£23,634,456	£25,071,781
60% LAR - 40% CIR	10%	£15,898,823	£23,597,528	£23,804,813	£24,823,072	£26,553,990
60% LAR - 40% CIR	15%	£17,225,971	£24,765,498	£24,911,408	£25,726,274	£27,881,950
60% LAR - 40% CIR	20%	£18,566,378	£25,927,630	£26,042,369	£27,444,186	£29,164,295
60% LAR - 40% CIR	25%	£20,319,921	£27,363,909	£27,767,541	£28,778,930	£30,492,090
60% LAR - 40% CIR	30%	£21,810,295	£28,714,146	£28,716,806	£29,722,454	£31,834,767
60% LAR - 40% CIR	35%	£23,536,437	£30,012,114	£30,480,019	£31,484,523	£33,182,162
60% LAR - 40% CIR	40%	£25,173,411	£31,455,079	£31,857,004	£32,893,004	£34,584,275
60% LAR - 40% CIR	45%	£26,821,241	£32,942,651	£33,241,621	£34,340,561	£35,993,098
60% LAR - 40% CIR	50%	£28,492,658	£34,478,032	£34,651,959	£35,811,789	£37,432,744

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats

No Units	138
Site Area	1.84 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£11,756,816	£3,570,404	£3,732,313	£2,777,884	£774,929	£471,805
60% LAR - 40% CIR	10%	£10,104,158	£2,177,675	£1,781,121	£782,948	£635,720	£492,280
60% LAR - 40% CIR	15%	£8,437,983	£785,737	£364,572	£484,078	£2,073,577	£2,378,042
60% LAR - 40% CIR	20%	£6,758,421	£695,043	£1,090,991	£2,105,859	£3,526,674	£3,831,135
60% LAR - 40% CIR	25%	£5,065,598	£2,161,749	£2,566,479	£3,578,307	£4,994,865	£5,298,413
60% LAR - 40% CIR	30%	£3,389,643	£3,652,556	£4,056,193	£5,065,381	£6,478,005	£6,780,732
60% LAR - 40% CIR	35%	£1,640,682	£5,157,331	£5,559,990	£6,566,640	£7,975,948	£8,277,842
60% LAR - 40% CIR	40%	£1,011,310	£6,675,935	£7,077,737	£8,082,242	£9,486,548	£9,789,900
60% LAR - 40% CIR	45%	£1,897,525	£8,208,211	£8,599,292	£9,611,547	£11,015,663	£11,316,459
60% LAR - 40% CIR	50%	£3,705,758	£9,754,082	£10,154,519	£11,155,813	£12,557,145	£12,857,472
60% LAR - 40% CIR	55%	£5,528,665	£11,313,359	£11,713,278	£12,713,108	£14,112,848	£14,412,794

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£39,647,815	£97,834,337	£38,232,418	£39,227,647	£100,928,871	£100,928,871
60% LAR - 40% CIR	5%	£31,299,673	£86,271,054	£29,632,806	£30,621,135	£92,445,455	£92,445,455
60% LAR - 40% CIR	10%	£22,965,748	£74,636,993	£21,040,158	£22,052,650	£83,978,308	£83,978,308
60% LAR - 40% CIR	15%	£14,648,310	£62,989,774	£12,495,722	£13,510,590	£75,501,435	£75,501,435
60% LAR - 40% CIR	20%	£6,338,133	£51,346,479	£7,033,210	£7,563,038	£67,028,144	£67,028,144
60% LAR - 40% CIR	25%	£38,045,088	£105,057,287	£105,460,923	£106,470,611	£107,862,738	£108,185,483
60% LAR - 40% CIR	30%	£39,754,048	£106,552,052	£108,354,721	£109,371,370	£109,380,578	£109,682,673
60% LAR - 40% CIR	35%	£131,258,041	£109,280,696	£109,488,973	£110,693,478	£111,993,478	£111,993,478
60% LAR - 40% CIR	40%	£103,322,280	£109,672,981	£110,014,023	£111,916,677	£112,420,393	£112,721,190
60% LAR - 40% CIR	45%	£116,111,488	£111,136,813	£111,355,250	£112,565,344	£113,361,478	£114,262,293
60% LAR - 40% CIR	50%	£106,933,586	£112,718,881	£113,116,010	£114,117,838	£115,517,579	£115,817,625

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£17,638,645	£36,815,058	£36,213,148	£37,308,377	£58,610,332	£58,610,332
60% LAR - 40% CIR	5%	£43,351,304	£36,297,747	£17,604,340	£18,401,321	£46,927,147	£46,927,147
60% LAR - 40% CIR	10%	£20,947,478	£36,615,724	£10,020,889	£10,033,530	£41,459,038	£41,459,038
60% LAR - 40% CIR	15%	£12,627,341	£30,070,925	£9,476,453	£9,401,321	£36,912,136	£36,912,136
60% LAR - 40% CIR	20%	£54,318,863	£31,943,210	£31,961,891	£32,963,798	£34,963,798	£34,963,798
60% LAR - 40% CIR	25%	£38,025,819	£33,038,518	£33,441,654	£34,450,742	£35,963,466	£36,185,193
60% LAR - 40% CIR	30%	£37,744,780	£34,542,793	£34,945,455	£35,962,101	£37,967,405	£38,683,404
60% LAR - 40% CIR	35%	£35,486,772	£36,051,351	£36,458,189	£37,467,704	£39,474,610	£39,775,361
60% LAR - 40% CIR	40%	£37,282,991	£37,563,692	£37,964,754	£38,967,408	£40,461,124	£40,761,921
60% LAR - 40% CIR	45%	£39,025,220	£39,069,954	£39,469,614	£40,467,614	£41,947,905	£42,248,658
60% LAR - 40% CIR	50%	£44,914,327	£40,585,812	£41,088,745	£42,988,561	£43,498,308	£43,798,256

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£39,217,799	£36,404,212	£36,802,307	£39,787,631	£41,189,686	£41,502,811
60% LAR - 40% CIR	5%	£31,870,496	£36,795,841	£30,133,494	£31,101,668	£42,510,335	£42,816,856
60% LAR - 40% CIR	10%	£23,536,632	£41,258,878	£24,610,443	£24,622,650	£44,048,193	£44,353,667
60% LAR - 40% CIR	15%	£19,218,198	£42,659,659	£33,065,066	£34,060,476	£45,501,290	£45,806,759
60% LAR - 40% CIR	20%	£36,899,017	£44,136,364	£44,541,095	£45,052,822	£46,989,401	£47,271,028
60% LAR - 40% CIR	25%	£38,614,973	£45,627,172	£46,030,808	£47,039,806	£48,452,620	£48,735,347
60% LAR - 40% CIR	30%	£46,333,034	£47,111,947	£47,534,606	£48,541,235	£49,959,563	£50,252,586
60% LAR - 40% CIR	35%	£42,075,626	£48,602,951	£48,022,953	£50,056,698	£51,463,104	£51,764,915
60% LAR - 40% CIR	40%	£43,872,146	£50,182,848	£50,583,908	£51,568,562	£52,960,278	£53,261,975
60% LAR - 40% CIR	45%	£45,661,373	£51,767,677	£52,082,154	£53,078,228	£54,501,705	£54,803,988
60% LAR - 40% CIR	50%	£47,450,481	£53,357,868	£53,687,684	£54,587,715	£55,087,463	£55,387,410

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£9,638,530	£17,822,942	£18,221,033	£19,216,262	£20,618,417	£20,621,541
60% LAR - 40% CIR	5%	£11,288,186	£19,215,672	£19,613,225	£20,618,398	£22,020,686	£22,335,638
60% LAR - 40% CIR	10%	£12,955,363	£22,627,659	£22,028,774	£22,044,424	£23,466,904	£23,772,888
60% LAR - 40% CIR	15%	£14,634,628	£22,076,390	£22,484,337	£22,499,205	£24,920,000	£25,224,481
60% LAR - 40% CIR	20%	£16,327,748	£22,525,056	£22,939,626	£22,954,653	£26,368,112	£26,661,756
60% LAR - 40% CIR	25%	£18,033,704	£23,045,903	£23,440,539	£23,456,827	£27,811,361	£28,114,078
60% LAR - 40% CIR	30%	£19,742,684	£23,555,672	£23,953,537	£23,969,988	£29,260,294	£29,567,288
60% LAR - 40% CIR	35%	£21,464,696	£24,066,262	£24,471,084	£24,486,199	£30,709,166	£31,013,240
60% LAR - 40% CIR	40%	£23,190,875	£24,581,577	£24,992,639	£25,007,293	£32,159,009	£32,463,898
60% LAR - 40% CIR	45%	£24,916,106	£25,101,426	£25,514,865	£25,529,467	£33,609,461	£33,914,616
60% LAR - 40% CIR	50%	£26,642,212	£25,620,669	£26,036,625	£26,051,448	£35,060,116	£35,366,141

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
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No Units	138
Site Area	1.04 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£14,805,105	£5,569,951	£6,171,880	£5,176,831	£3,783,310	£3,484,742
60% LAR - 40% CIR	5%	£13,000,033	£5,027,244	£4,630,690	£3,639,308	£2,251,372	£1,953,958
60% LAR - 40% CIR	10%	£11,181,443	£3,470,455	£3,075,319	£2,087,481	£997,385	£396,511
60% LAR - 40% CIR	15%	£9,349,467	£1,899,718	£1,505,881	£1,513,377	£899,606	£1,204,065
60% LAR - 40% CIR	20%	£7,504,230	£306,116	£93,944	£1,105,771	£2,522,329	£2,825,878
60% LAR - 40% CIR	25%	£5,645,859	£1,334,555	£1,738,190	£2,747,279	£4,180,002	£4,462,728
60% LAR - 40% CIR	30%	£3,774,484	£2,993,863	£4,396,522	£4,403,171	£5,812,480	£6,114,474
60% LAR - 40% CIR	35%	£1,890,231	£4,667,000	£5,068,020	£6,073,307	£7,479,814	£7,780,965
60% LAR - 40% CIR	40%	£12,363	£6,353,929	£7,757,645	£7,757,645	£3,161,261	£3,462,057
60% LAR - 40% CIR	45%	£1,979,267	£9,054,214	£9,454,851	£9,455,745	£10,957,276	£11,157,604
60% LAR - 40% CIR	50%	£3,956,419	£9,768,916	£10,167,944	£11,167,769	£12,967,873	£12,967,459

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£36,589,636	£94,834,789	£36,232,871	£36,238,100	£97,821,420	£97,819,989
60% LAR - 40% CIR	5%	£36,494,698	£96,377,481	£36,776,423	£36,776,423	£99,163,345	£99,495,773
60% LAR - 40% CIR	10%	£36,223,287	£97,454,275	£36,320,411	£36,317,250	£100,707,346	£101,006,220
60% LAR - 40% CIR	15%	£32,055,264	£99,505,013	£39,888,850	£100,891,354	£102,304,338	£102,608,797
60% LAR - 40% CIR	20%	£33,000,511	£101,068,616	£101,068,616	£102,510,505	£103,907,083	£104,210,608
60% LAR - 40% CIR	25%	£35,758,872	£102,739,286	£103,142,921	£104,152,010	£105,564,733	£105,867,460
60% LAR - 40% CIR	30%	£37,630,247	£104,389,554	£104,891,253	£105,897,802	£107,217,210	£107,519,205
60% LAR - 40% CIR	35%	£39,514,330	£106,071,730	£106,473,532	£107,478,037	£108,884,344	£109,186,686
60% LAR - 40% CIR	40%	£1,011,417,724	£107,728,580	£108,159,622	£109,162,278	£110,565,962	£110,868,788
60% LAR - 40% CIR	45%	£1,363,188	£109,456,945	£109,855,362	£110,895,476	£112,262,037	£112,564,338
60% LAR - 40% CIR	50%	£1,058,383,180	£111,172,747	£111,672,678	£112,372,486	£113,972,244	£114,272,190

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£44,580,396	£52,818,511	£53,213,602	£54,308,831	£55,602,151	£55,600,726
60% LAR - 40% CIR	5%	£46,385,439	£54,368,214	£54,764,711	£55,134,088	£56,431,544	£56,431,544
60% LAR - 40% CIR	10%	£48,204,018	£55,915,508	£56,310,142	£57,207,980	£58,688,077	£58,688,060
60% LAR - 40% CIR	15%	£50,038,996	£57,465,743	£57,478,580	£58,972,985	£60,265,967	£60,569,527
60% LAR - 40% CIR	20%	£51,881,232	£59,075,346	£59,478,239	£60,461,239	£61,807,791	£62,111,338
60% LAR - 40% CIR	25%	£53,730,602	£60,720,518	£61,123,651	£62,132,740	£63,545,484	£63,848,191
60% LAR - 40% CIR	30%	£55,610,078	£62,376,325	£62,781,864	£63,788,633	£65,197,941	£65,498,095
60% LAR - 40% CIR	35%	£57,496,231	£64,052,461	£64,454,035	£65,454,768	£66,865,075	£67,166,421
60% LAR - 40% CIR	40%	£59,389,425	£65,739,291	£66,140,353	£67,143,007	£68,546,723	£68,847,519
60% LAR - 40% CIR	45%	£61,284,728	£67,434,476	£67,834,036	£68,834,036	£70,242,317	£70,543,095
60% LAR - 40% CIR	50%	£63,183,881	£69,143,477	£69,543,227	£70,532,227	£71,942,975	£72,242,920

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£27,189,510	£36,404,665	£36,802,758	£36,797,884	£38,191,305	£38,499,873
60% LAR - 40% CIR	5%	£28,934,980	£38,047,372	£37,343,925	£37,339,307	£38,734,343	£39,033,658
60% LAR - 40% CIR	10%	£30,763,172	£39,504,160	£38,600,280	£38,590,184	£41,277,231	£41,578,104
60% LAR - 40% CIR	15%	£32,626,148	£40,974,897	£40,408,734	£41,461,239	£42,874,221	£43,176,081
60% LAR - 40% CIR	20%	£34,519,386	£42,466,496	£42,088,960	£43,000,398	£44,468,485	£44,769,651
60% LAR - 40% CIR	25%	£36,439,798	£43,969,119	£43,712,805	£44,721,894	£46,134,818	£46,437,344
60% LAR - 40% CIR	30%	£38,380,132	£45,488,476	£45,371,136	£46,477,787	£47,787,086	£48,088,000
60% LAR - 40% CIR	35%	£40,344,366	£47,024,615	£47,043,617	£48,262,022	£49,464,728	£49,765,360
60% LAR - 40% CIR	40%	£42,327,609	£48,578,445	£48,729,508	£49,732,161	£51,135,877	£51,438,072
60% LAR - 40% CIR	45%	£44,332,892	£50,150,629	£50,409,265	£51,433,980	£52,801,891	£53,103,220
60% LAR - 40% CIR	50%	£46,353,034	£51,742,631	£52,142,585	£53,142,380	£54,542,128	£54,842,074

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£8,588,241	£14,823,396	£16,221,486	£16,216,715	£17,610,036	£17,608,604
60% LAR - 40% CIR	5%	£8,363,313	£16,365,103	£16,763,695	£16,754,038	£18,147,874	£18,146,388
60% LAR - 40% CIR	10%	£10,211,903	£17,822,881	£18,318,027	£18,305,965	£20,896,962	£20,895,635
60% LAR - 40% CIR	15%	£12,043,876	£19,293,628	£19,887,465	£20,879,970	£22,562,962	£22,561,412
60% LAR - 40% CIR	20%	£13,866,117	£20,764,386	£21,487,260	£22,469,117	£24,216,675	£24,215,224
60% LAR - 40% CIR	25%	£15,747,487	£22,227,801	£23,131,538	£24,140,625	£25,953,348	£25,951,975
60% LAR - 40% CIR	30%	£17,618,883	£23,687,409	£23,789,688	£25,786,517	£27,695,606	£27,693,680
60% LAR - 40% CIR	35%	£19,500,905	£25,150,944	£25,442,161	£27,469,623	£29,437,066	£29,435,141
60% LAR - 40% CIR	40%	£21,408,398	£26,747,175	£26,148,237	£29,150,891	£31,184,607	£31,182,683
60% LAR - 40% CIR	45%	£23,332,813	£28,364,406	£27,847,997	£30,849,691	£32,935,602	£32,933,678
60% LAR - 40% CIR	50%	£25,281,786	£30,011,369	£29,561,369	£32,561,111	£34,696,868	£34,694,895

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
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No Units	138
Site Area	1.04 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£17,835,965	£9,569,497	£9,171,407	£8,176,176	£5,782,857	£5,484,289
60% LAR - 40% CIR	5%	£15,884,360	£7,876,813	£7,480,260	£6,488,878	£5,100,941	£4,803,527
60% LAR - 40% CIR	10%	£13,934,905	£5,170,048	£5,774,912	£4,787,014	£3,404,100	£3,107,748
60% LAR - 40% CIR	15%	£11,940,513	£4,449,333	£4,055,495	£3,070,904	£1,592,474	£1,397,096
60% LAR - 40% CIR	20%	£9,942,861	£2,714,802	£2,322,146	£1,340,503	£-449,794	£-353,343
60% LAR - 40% CIR	25%	£7,932,077	£966,890	£571,088	£-429,276	£-1,842,000	£-2,144,127
60% LAR - 40% CIR	30%	£5,908,286	£-830,394	£-1,233,054	£-2,239,702	£-3,649,010	£-3,951,005
60% LAR - 40% CIR	35%	£3,871,619	£-2,558,065	£-3,059,867	£-4,064,372	£-5,470,879	£-5,772,030
60% LAR - 40% CIR	40%	£1,822,202	£-4,499,428	£-5,300,490	£-5,933,144	£-7,306,860	£-7,607,656
60% LAR - 40% CIR	45%	£-251,778	£-6,354,345	£-6,754,783	£-7,755,877	£-9,157,409	£-9,457,735
60% LAR - 40% CIR	50%	£-2,387,873	£-8,222,681	£-8,622,610	£-9,622,436	£-11,022,179	£-11,322,124

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£24,588,786	£91,839,235	£32,233,324	£63,328,553	£44,621,973	£34,507,442
60% LAR - 40% CIR	5%	£19,610,270	£59,537,017	£23,324,475	£29,915,853	£26,303,795	£16,961,294
60% LAR - 40% CIR	10%	£17,479,826	£35,234,663	£16,620,619	£16,617,657	£18,000,631	£16,296,963
60% LAR - 40% CIR	15%	£19,494,217	£36,955,397	£37,349,235	£36,333,827	£39,715,267	£30,007,635
60% LAR - 40% CIR	20%	£51,461,870	£36,010,028	£101,054,228	£101,054,228	£101,054,228	£101,054,228
60% LAR - 40% CIR	25%	£33,472,654	£100,436,141	£100,833,631	£101,834,007	£103,246,731	£103,549,458
60% LAR - 40% CIR	30%	£35,496,444	£102,235,125	£102,837,785	£103,844,435	£105,953,741	£106,355,738
60% LAR - 40% CIR	35%	£25,233,112	£104,965,736	£104,464,598	£105,969,103	£106,875,419	£107,176,781
60% LAR - 40% CIR	40%	£39,582,529	£105,904,159	£108,305,220	£107,307,875	£108,711,591	£109,012,386
60% LAR - 40% CIR	45%	£10,158,538	£107,736,778	£108,156,514	£109,169,658	£110,595,139	£110,892,497
60% LAR - 40% CIR	50%	£103,782,763	£108,627,412	£110,927,343	£111,627,169	£112,426,910	£112,726,855

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£17,549,496	£46,819,964	£30,214,055	£51,309,284	£32,602,864	£20,501,178
60% LAR - 40% CIR	5%	£14,461,101	£34,508,548	£21,805,261	£33,496,825	£24,941,325	£14,961,938
60% LAR - 40% CIR	10%	£12,480,557	£33,215,414	£15,610,550	£24,508,387	£23,961,362	£16,277,714
60% LAR - 40% CIR	15%	£17,444,948	£34,036,128	£35,329,996	£36,314,558	£37,692,369	£37,989,396
60% LAR - 40% CIR	20%	£16,442,600	£36,070,658	£37,033,016	£39,344,958	£39,455,236	£39,748,004
60% LAR - 40% CIR	25%	£13,483,385	£38,419,872	£38,814,733	£39,814,738	£41,227,462	£41,501,169
60% LAR - 40% CIR	30%	£33,477,175	£39,215,855	£39,818,515	£41,625,164	£43,534,472	£43,536,466
60% LAR - 40% CIR	35%	£35,510,845	£42,043,526	£42,446,326	£43,493,433	£44,958,146	£45,151,454
60% LAR - 40% CIR	40%	£37,583,280	£43,884,889	£44,285,951	£45,288,605	£46,892,321	£46,993,117
60% LAR - 40% CIR	45%	£39,637,237	£45,726,857	£46,114,538	£47,114,538	£48,942,895	£49,043,199
60% LAR - 40% CIR	50%	£43,773,434	£47,606,143	£48,007,891	£49,007,891	£50,907,648	£51,707,586

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£24,138,630	£32,405,118	£32,803,209	£33,788,438	£35,181,758	£36,490,527
60% LAR - 40% CIR	5%	£20,080,256	£24,057,862	£24,944,965	£25,495,237	£26,973,324	£27,171,088
60% LAR - 40% CIR	10%	£18,049,711	£15,804,568	£16,180,754	£17,167,541	£18,570,516	£18,860,817
60% LAR - 40% CIR	15%	£20,034,102	£37,525,282	£37,916,150	£38,903,712	£40,262,142	£40,577,529
60% LAR - 40% CIR	20%	£14,031,746	£36,296,811	£36,824,470	£37,824,112	£40,509,409	£40,371,956
60% LAR - 40% CIR	25%	£14,042,539	£41,009,509	£41,403,517	£42,403,892	£43,818,916	£44,119,343
60% LAR - 40% CIR	30%	£16,086,329	£42,885,039	£43,207,489	£44,214,317	£45,623,626	£45,925,020
60% LAR - 40% CIR	35%	£16,102,897	£44,032,866	£44,346,462	£46,038,987	£47,442,284	£47,746,046
60% LAR - 40% CIR	40%	£49,152,413	£46,474,043	£46,875,105	£47,877,759	£49,281,473	£49,582,271
60% LAR - 40% CIR	45%	£42,276,391	£48,379,950	£48,726,395	£49,729,493	£51,132,033	£51,432,352
60% LAR - 40% CIR	50%	£44,362,688	£50,197,297	£50,587,225	£51,987,045	£52,996,794	£53,296,749

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£3,557,381	£1,823,849	£12,221,839	£13,217,168	£14,610,469	£14,909,057
60% LAR - 40% CIR	5%	£5,498,085	£13,518,533	£13,813,085	£14,804,468	£16,295,405	£16,589,819
60% LAR - 40% CIR	10%	£7,468,442	£15,223,269	£15,619,435	£16,906,272	£17,989,246	£18,285,598
60% LAR - 40% CIR	15%	£9,452,833	£16,944,013	£17,337,851	£18,322,443	£19,706,872	£19,998,250
60% LAR - 40% CIR	20%	£11,450,466	£18,673,544	£19,071,400	£20,052,543	£21,441,146	£21,746,699
60% LAR - 40% CIR	25%	£13,461,269	£20,428,798	£20,822,248	£21,822,622	£23,235,347	£23,539,973
60% LAR - 40% CIR	30%	£15,485,880	£22,223,180	£22,628,405	£23,633,948	£25,042,295	£25,344,351
60% LAR - 40% CIR	35%	£17,521,727	£24,061,411	£24,483,718	£25,481,718	£26,864,225	£27,166,374
60% LAR - 40% CIR	40%	£19,571,144	£25,929,774	£26,293,839	£27,296,430	£28,709,208	£29,011,002
60% LAR - 40% CIR	45%	£21,645,126	£27,747,081	£28,148,128	£29,115,223	£30,593,724	£30,891,006
60% LAR - 40% CIR	50%	£23,781,816	£29,616,021	£30,015,086	£31,015,779	£32,415,325	£32,715,471

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
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No Units	138
Site Area	1.84 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£20,850,464	£12,569,044	£12,170,854	£11,175,725	£9,782,404	£9,483,836
60% LAR - 40% CIR	10%	£18,758,134	£10,726,382	£10,329,829	£9,338,447	£7,850,511	£7,653,097
60% LAR - 40% CIR	15%	£16,652,490	£8,989,540	£8,474,505	£7,486,095	£6,103,692	£5,907,340
60% LAR - 40% CIR	20%	£14,531,559	£6,988,947	£6,605,111	£5,620,518	£4,242,088	£3,946,711
60% LAR - 40% CIR	25%	£12,381,493	£5,114,440	£4,721,783	£3,740,140	£2,365,841	£2,071,349
60% LAR - 40% CIR	30%	£10,218,293	£3,216,250	£2,834,696	£1,845,670	£969,848	£170,671
60% LAR - 40% CIR	35%	£8,042,089	£1,304,510	£1,953,863	£-78,234	£-1,485,542	£-1,787,537
60% LAR - 40% CIR	40%	£5,853,008	£-649,130	£-1,050,532	£-2,055,437	£-3,461,743	£-3,763,094
60% LAR - 40% CIR	45%	£3,651,175	£-2,545,026	£-3,046,087	£-4,048,142	£-5,462,457	£-5,763,254
60% LAR - 40% CIR	50%	£1,436,721	£-4,654,477	£-5,054,914	£-6,056,008	£-7,457,540	£-7,757,867
60% LAR - 40% CIR	55%	£-817,828	£-6,677,347	£-7,077,214	£-8,077,095	£-9,476,843	£-9,776,790

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£39,554,267	£38,839,687	£38,233,777	£36,229,506	£31,822,327	£31,620,886
60% LAR - 40% CIR	5%	£32,446,096	£30,678,346	£30,174,902	£29,098,234	£25,495,215	£25,293,634
60% LAR - 40% CIR	10%	£24,752,440	£22,535,081	£22,030,226	£20,918,065	£18,301,036	£18,097,801
60% LAR - 40% CIR	15%	£19,873,172	£14,405,793	£14,739,620	£16,764,213	£12,162,643	£11,958,020
60% LAR - 40% CIR	20%	£16,023,236	£9,260,251	£9,682,964	£12,684,109	£8,008,860	£7,803,362
60% LAR - 40% CIR	25%	£11,186,437	£4,38,185,481	£4,580,075	£8,559,061	£4,100,835,883	£4,101,234,059
60% LAR - 40% CIR	30%	£13,352,642	£-109,109,228	£-100,490,898	£-101,480,965	£-102,893,213	£-103,182,287
60% LAR - 40% CIR	35%	£13,551,725	£-100,263,861	£-102,055,893	£-103,665,169	£-104,889,474	£-105,187,625
60% LAR - 40% CIR	40%	£17,753,556	£-104,049,756	£-104,450,818	£-105,453,472	£-106,857,188	£-107,157,585
60% LAR - 40% CIR	45%	£19,996,010	£-136,159,238	£-136,459,645	£-137,661,755	£-139,862,271	£-140,162,598
60% LAR - 40% CIR	50%	£193,222,257	£-108,083,078	£-108,482,005	£-109,481,628	£-110,881,574	£-111,181,621

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£38,534,697	£46,816,417	£47,214,508	£48,309,737	£48,803,567	£46,601,636
60% LAR - 40% CIR	5%	£40,627,337	£48,088,076	£49,084,035	£50,047,460	£51,434,965	£51,742,368
60% LAR - 40% CIR	10%	£42,732,017	£50,515,822	£50,910,967	£51,868,785	£53,281,770	£53,578,121
60% LAR - 40% CIR	15%	£44,853,001	£52,989,514	£53,780,361	£55,764,444	£56,143,374	£55,438,731
60% LAR - 40% CIR	20%	£47,003,869	£54,471,022	£55,045,321	£57,645,321	£57,018,627	£57,314,113
60% LAR - 40% CIR	25%	£48,167,168	£56,169,211	£56,560,806	£57,530,791	£58,918,814	£59,214,760
60% LAR - 40% CIR	30%	£51,343,372	£58,080,951	£58,471,589	£59,461,695	£60,871,004	£61,172,998
60% LAR - 40% CIR	35%	£53,530,454	£60,024,261	£60,438,383	£61,440,288	£62,847,204	£63,148,556
60% LAR - 40% CIR	40%	£55,734,287	£62,039,487	£62,431,549	£63,434,203	£64,837,919	£65,138,716
60% LAR - 40% CIR	45%	£57,946,740	£64,059,039	£64,451,671	£65,449,755	£66,845,367	£67,145,320
60% LAR - 40% CIR	50%	£59,202,888	£66,082,808	£66,482,735	£67,462,567	£68,862,395	£69,162,252

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£21,134,191	£26,409,571	£26,803,662	£30,768,891	£32,182,211	£32,490,780
60% LAR - 40% CIR	5%	£23,716,481	£31,249,233	£31,644,706	£35,628,109	£36,924,304	£37,231,518
60% LAR - 40% CIR	10%	£25,322,128	£33,154,879	£33,550,111	£37,467,940	£38,870,924	£39,177,275
60% LAR - 40% CIR	15%	£27,443,057	£34,975,698	£35,368,905	£39,304,598	£40,710,507	£41,017,004
60% LAR - 40% CIR	20%	£29,983,123	£36,896,178	£37,292,832	£41,149,473	£42,608,174	£42,903,267
60% LAR - 40% CIR	25%	£31,798,322	£38,758,363	£39,140,940	£42,126,945	£43,505,786	£43,801,843
60% LAR - 40% CIR	30%	£33,832,326	£40,676,105	£41,080,753	£43,050,549	£44,460,137	£44,756,162
60% LAR - 40% CIR	35%	£36,121,606	£42,623,745	£43,028,547	£44,000,002	£45,436,368	£45,731,593
60% LAR - 40% CIR	40%	£38,323,440	£44,618,841	£45,020,703	£45,022,357	£46,427,073	£46,722,870
60% LAR - 40% CIR	45%	£40,531,698	£46,659,070	£47,029,535	£46,023,623	£47,435,155	£47,730,453
60% LAR - 40% CIR	50%	£42,792,142	£48,681,862	£49,061,889	£48,070,710	£48,451,459	£48,746,405

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£542,882	£9,824,502	£9,222,393	£10,217,621	£11,810,942	£11,609,511
60% LAR - 40% CIR	5%	£3,635,212	£10,686,864	£10,083,811	£11,084,899	£13,842,835	£13,740,249
60% LAR - 40% CIR	10%	£4,740,855	£12,523,707	£12,918,842	£13,906,680	£15,289,584	£15,186,009
60% LAR - 40% CIR	15%	£8,861,789	£14,384,399	£14,788,236	£15,772,528	£17,181,250	£17,076,035
60% LAR - 40% CIR	20%	£8,011,824	£16,274,906	£16,671,063	£17,653,006	£19,607,625	£19,501,996
60% LAR - 40% CIR	25%	£11,175,053	£18,177,599	£18,568,680	£19,547,670	£20,924,499	£21,222,675
60% LAR - 40% CIR	30%	£13,331,257	£20,088,636	£20,479,493	£21,469,580	£22,879,889	£23,180,883
60% LAR - 40% CIR	35%	£15,464,396	£22,042,478	£22,444,078	£23,442,793	£24,869,189	£25,169,441
60% LAR - 40% CIR	40%	£17,742,171	£24,038,372	£24,430,430	£25,442,080	£26,843,804	£27,144,600
60% LAR - 40% CIR	45%	£19,966,895	£26,041,823	£26,448,280	£27,449,254	£28,893,860	£29,191,216
60% LAR - 40% CIR	50%	£22,210,872	£28,070,863	£28,470,620	£29,470,441	£30,879,106	£31,173,139

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
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No Units	138
Site Area	1.04 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£23,864,963	£15,568,591	£15,170,489	£14,175,272	£12,781,951	£12,483,382
60% LAR - 40% CIR	5%	£21,621,908	£13,575,952	£13,179,389	£12,188,017	£10,800,080	£10,502,666
60% LAR - 40% CIR	10%	£19,385,540	£11,589,232	£11,174,097	£10,186,258	£8,803,284	£8,506,333
60% LAR - 40% CIR	15%	£17,095,984	£9,548,563	£9,154,726	£8,170,133	£6,791,703	£6,496,325
60% LAR - 40% CIR	20%	£14,813,388	£7,514,078	£7,121,420	£6,139,778	£4,765,478	£4,470,986
60% LAR - 40% CIR	25%	£12,504,511	£5,469,911	£5,074,316	£4,095,331	£2,724,750	£2,431,055
60% LAR - 40% CIR	30%	£10,175,892	£3,404,193	£3,013,546	£2,036,927	£667,738	£370,283
60% LAR - 40% CIR	35%	£7,834,396	£1,329,060	£939,244	£-46,501	£-1,452,808	£-1,754,160
60% LAR - 40% CIR	40%	£5,480,149	£-790,024	£-1,191,688	£-2,194,340	£-3,588,056	£-3,988,852
60% LAR - 40% CIR	45%	£3,113,280	£-2,954,609	£-3,355,040	£-4,356,140	£-5,757,671	£-6,057,999
60% LAR - 40% CIR	50%	£733,916	£-5,132,611	£-5,631,846	£-6,831,761	£-7,931,969	£-8,231,455

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£27,539,788	£39,638,180	£38,234,231	£37,229,459	£38,022,760	£38,921,348
60% LAR - 40% CIR	5%	£24,762,682	£37,638,178	£36,228,232	£35,218,714	£36,009,465	£36,908,065
60% LAR - 40% CIR	10%	£22,036,190	£35,635,469	£34,220,634	£33,210,473	£34,001,447	£34,900,798
60% LAR - 40% CIR	15%	£19,339,748	£33,636,189	£32,220,005	£31,204,588	£32,001,009	£32,900,408
60% LAR - 40% CIR	20%	£16,619,380	£31,635,653	£30,224,311	£29,204,063	£29,000,263	£29,900,745
60% LAR - 40% CIR	25%	£13,900,220	£29,635,620	£28,224,415	£27,202,400	£27,000,263	£27,900,745
60% LAR - 40% CIR	30%	£11,228,638	£27,635,538	£26,224,184	£25,200,803	£25,000,263	£25,900,448
60% LAR - 40% CIR	35%	£8,557,335	£25,635,456	£24,224,421	£23,200,239	£23,000,263	£23,900,890
60% LAR - 40% CIR	40%	£5,886,032	£23,635,374	£22,224,417	£21,200,671	£21,000,263	£21,900,583
60% LAR - 40% CIR	45%	£3,214,729	£21,635,292	£20,224,417	£19,200,671	£19,000,263	£19,900,583
60% LAR - 40% CIR	50%	£56,676,814	£19,635,210	£18,224,417	£17,200,671	£17,000,263	£17,900,583

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£25,525,498	£33,818,878	£34,214,567	£34,510,190	£34,805,813	£34,900,079
60% LAR - 40% CIR	5%	£22,762,593	£31,818,878	£32,214,567	£32,510,190	£32,805,813	£32,900,079
60% LAR - 40% CIR	10%	£20,010,621	£29,818,878	£30,214,567	£30,510,190	£30,805,813	£30,900,079
60% LAR - 40% CIR	15%	£17,258,649	£27,818,878	£28,214,567	£28,510,190	£28,805,813	£28,900,079
60% LAR - 40% CIR	20%	£14,506,677	£25,818,878	£26,214,567	£26,510,190	£26,805,813	£26,900,079
60% LAR - 40% CIR	25%	£11,754,705	£23,818,878	£24,214,567	£24,510,190	£24,805,813	£24,900,079
60% LAR - 40% CIR	30%	£9,002,733	£21,818,878	£22,214,567	£22,510,190	£22,805,813	£22,900,079
60% LAR - 40% CIR	35%	£6,250,761	£19,818,878	£20,214,567	£20,510,190	£20,805,813	£20,900,079
60% LAR - 40% CIR	40%	£3,498,789	£17,818,878	£18,214,567	£18,510,190	£18,805,813	£18,900,079
60% LAR - 40% CIR	45%	£75,272,191	£15,818,878	£16,214,567	£16,510,190	£16,805,813	£16,900,079
60% LAR - 40% CIR	50%	£58,651,645	£13,818,878	£14,214,567	£14,510,190	£14,805,813	£14,900,079

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£28,109,632	£26,408,024	£26,804,118	£27,799,344	£28,192,864	£28,491,233
60% LAR - 40% CIR	5%	£25,357,727	£24,408,024	£24,804,118	£25,799,344	£26,192,864	£26,491,233
60% LAR - 40% CIR	10%	£22,605,822	£22,408,024	£22,804,118	£23,799,344	£24,192,864	£24,491,233
60% LAR - 40% CIR	15%	£19,853,917	£20,408,024	£20,804,118	£21,799,344	£22,192,864	£22,491,233
60% LAR - 40% CIR	20%	£17,102,012	£18,408,024	£18,804,118	£19,799,344	£20,192,864	£20,491,233
60% LAR - 40% CIR	25%	£14,350,107	£16,408,024	£16,804,118	£17,799,344	£18,192,864	£18,491,233
60% LAR - 40% CIR	30%	£11,598,202	£14,408,024	£14,804,118	£15,799,344	£16,192,864	£16,491,233
60% LAR - 40% CIR	35%	£8,846,297	£12,408,024	£12,804,118	£13,799,344	£14,192,864	£14,491,233
60% LAR - 40% CIR	40%	£6,094,392	£10,408,024	£10,804,118	£11,799,344	£12,192,864	£12,491,233
60% LAR - 40% CIR	45%	£3,342,487	£8,408,024	£8,804,118	£9,799,344	£10,192,864	£10,491,233
60% LAR - 40% CIR	50%	£56,249,639	£6,408,024	£6,804,118	£7,799,344	£8,192,864	£8,491,233

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£2,471,617	£5,824,755	£6,222,847	£7,218,075	£8,811,395	£9,808,864
60% LAR - 40% CIR	5%	£228,962	£4,817,284	£5,215,347	£6,210,575	£7,803,895	£8,801,364
60% LAR - 40% CIR	10%	£2,027,808	£3,814,115	£4,212,240	£5,202,808	£6,796,215	£7,793,684
60% LAR - 40% CIR	15%	£1,766,654	£2,810,946	£3,208,071	£4,195,041	£5,788,442	£6,785,911
60% LAR - 40% CIR	20%	£1,505,500	£1,807,777	£2,205,202	£3,187,272	£4,780,649	£5,778,118
60% LAR - 40% CIR	25%	£1,244,346	£804,608	£1,202,327	£2,179,503	£3,772,856	£4,769,325
60% LAR - 40% CIR	30%	£983,192	£-198,561	£-203,552	£1,171,734	£2,765,063	£3,756,534
60% LAR - 40% CIR	35%	£722,038	£-695,730	£-700,723	£71,960	£1,757,270	£2,747,741
60% LAR - 40% CIR	40%	£460,884	£-1,200,900	£-1,206,914	£-293,544	£745,477	£1,738,948
60% LAR - 40% CIR	45%	£199,730	£-1,706,070	£-1,712,084	£-798,776	£243,684	£1,730,155
60% LAR - 40% CIR	50%	£-62,424	£-2,211,240	£-2,217,254	£-1,304,008	£-258,991	£1,721,362

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
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No Units	138
Site Area	1.04 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£26,879,462	£18,568,138	£18,170,048	£17,174,818	£15,781,498	£15,482,929
60% LAR - 40% CIR	10%	£24,485,682	£16,425,521	£16,028,968	£15,037,586	£13,649,650	£13,352,236
60% LAR - 40% CIR	15%	£22,078,589	£14,288,824	£13,873,899	£12,885,850	£11,502,876	£11,206,525
60% LAR - 40% CIR	20%	£19,658,309	£12,098,177	£11,704,340	£10,719,747	£9,341,318	£9,045,940
60% LAR - 40% CIR	25%	£17,224,968	£9,913,715	£9,521,058	£8,539,416	£7,165,116	£6,870,623
60% LAR - 40% CIR	30%	£14,178,690	£7,715,570	£7,323,977	£6,344,891	£4,974,411	£4,680,718
60% LAR - 40% CIR	35%	£12,309,695	£5,503,876	£5,113,229	£4,136,610	£2,769,345	£2,476,358
60% LAR - 40% CIR	40%	£9,815,783	£3,276,765	£2,888,949	£1,914,411	£547,769	£250,947
60% LAR - 40% CIR	45%	£7,309,122	£1,040,370	£851,273	£-339,859	£-1,743,655	£-2,044,451
60% LAR - 40% CIR	50%	£4,789,840	£-1,254,740	£-1,655,178	£-2,656,272	£-4,057,803	£-4,358,132
60% LAR - 40% CIR	55%	£2,258,062	£-3,586,677	£-3,988,688	£-4,886,426	£-6,386,174	£-6,686,129

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£74,535,389	£29,838,585	£23,234,685	£24,229,912	£35,823,233	£38,921,807
60% LAR - 40% CIR	5%	£70,910,048	£26,973,278	£20,375,763	£20,367,145	£32,705,911	£36,055,495
60% LAR - 40% CIR	10%	£67,326,141	£24,135,907	£17,531,042	£18,516,880	£29,501,855	£33,198,208
60% LAR - 40% CIR	15%	£63,748,421	£20,309,554	£14,700,391	£16,684,884	£26,293,412	£30,359,790
60% LAR - 40% CIR	20%	£60,169,703	£16,481,015	£11,863,072	£14,865,315	£23,079,015	£27,514,108
60% LAR - 40% CIR	25%	£56,595,038	£12,653,161	£9,018,754	£12,059,740	£19,863,320	£24,724,015
60% LAR - 40% CIR	30%	£53,019,038	£8,825,554	£6,169,502	£9,209,121	£16,655,365	£21,929,372
60% LAR - 40% CIR	35%	£49,443,038	£4,997,947	£3,319,791	£6,358,920	£13,447,402	£19,135,784
60% LAR - 40% CIR	40%	£45,867,038	£1,170,340	£50,743,458	£1,744,669	£10,239,385	£16,344,181
60% LAR - 40% CIR	45%	£42,291,038	£-6,658,692	£10,659,899	£-1,041,053	£7,031,365	£12,549,593
60% LAR - 40% CIR	50%	£38,715,038	£-13,431,458	£10,311,336	£-3,811,187	£3,821,345	£9,354,611

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£12,535,986	£4,617,334	£4,218,419	£4,210,643	£43,603,964	£43,603,964
60% LAR - 40% CIR	5%	£12,489,033	£4,549,034	£4,166,467	£4,147,407	£43,557,011	£43,557,011
60% LAR - 40% CIR	10%	£12,442,080	£4,480,734	£4,113,515	£4,092,457	£43,510,058	£43,510,058
60% LAR - 40% CIR	15%	£12,395,127	£4,412,434	£4,060,563	£4,037,507	£43,463,105	£43,463,105
60% LAR - 40% CIR	20%	£12,348,174	£4,344,134	£4,007,611	£4,012,557	£43,416,152	£43,416,152
60% LAR - 40% CIR	25%	£12,301,221	£4,275,834	£3,954,659	£3,967,607	£43,369,199	£43,369,199
60% LAR - 40% CIR	30%	£12,254,268	£4,207,534	£3,901,707	£3,920,657	£43,322,246	£43,322,246
60% LAR - 40% CIR	35%	£12,207,315	£4,139,234	£3,848,755	£3,875,707	£43,275,293	£43,275,293
60% LAR - 40% CIR	40%	£12,160,362	£4,070,934	£3,795,803	£3,830,757	£43,228,340	£43,228,340
60% LAR - 40% CIR	45%	£12,113,409	£4,002,634	£3,742,851	£3,785,807	£43,181,387	£43,181,387
60% LAR - 40% CIR	50%	£12,066,456	£3,934,334	£3,689,899	£3,732,857	£43,134,434	£43,134,434

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£15,095,131	£22,408,477	£23,804,569	£24,799,797	£26,193,118	£26,491,688
60% LAR - 40% CIR	5%	£14,988,033	£22,301,379	£23,697,471	£24,692,699	£26,086,020	£26,384,190
60% LAR - 40% CIR	10%	£14,881,033	£22,194,281	£23,590,373	£24,587,601	£25,980,922	£26,279,092
60% LAR - 40% CIR	15%	£14,774,033	£22,087,183	£23,483,275	£24,482,503	£25,875,824	£26,173,994
60% LAR - 40% CIR	20%	£14,667,033	£21,980,085	£23,376,177	£24,377,405	£25,770,726	£26,068,896
60% LAR - 40% CIR	25%	£14,560,033	£21,872,987	£23,269,079	£24,272,307	£25,665,628	£25,963,798
60% LAR - 40% CIR	30%	£14,453,033	£21,765,889	£23,161,981	£24,167,209	£25,560,530	£25,858,700
60% LAR - 40% CIR	35%	£14,346,033	£21,658,791	£23,054,883	£24,062,111	£25,455,432	£25,753,602
60% LAR - 40% CIR	40%	£14,239,033	£21,551,693	£22,947,785	£23,957,013	£25,350,334	£25,648,504
60% LAR - 40% CIR	45%	£14,132,033	£21,444,595	£22,840,687	£23,851,915	£25,245,236	£25,543,406
60% LAR - 40% CIR	50%	£14,025,033	£21,337,497	£22,733,589	£23,746,817	£25,140,138	£25,438,308

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£5,486,116	£22,825,208	£23,223,300	£24,218,528	£25,811,848	£26,910,417
60% LAR - 40% CIR	5%	£5,392,336	£22,731,428	£23,129,520	£24,124,748	£25,718,068	£26,816,637
60% LAR - 40% CIR	10%	£5,298,556	£22,637,648	£23,040,740	£24,030,968	£25,624,288	£26,722,857
60% LAR - 40% CIR	15%	£5,204,776	£22,543,868	£22,951,960	£23,937,188	£25,530,508	£26,629,077
60% LAR - 40% CIR	20%	£5,110,996	£22,450,088	£22,863,180	£23,843,408	£25,436,728	£26,535,297
60% LAR - 40% CIR	25%	£5,017,216	£22,356,308	£22,774,400	£23,749,628	£25,342,948	£26,441,517
60% LAR - 40% CIR	30%	£4,923,436	£22,262,528	£22,685,620	£23,655,848	£25,249,168	£26,347,737
60% LAR - 40% CIR	35%	£4,829,656	£22,168,748	£22,596,840	£23,562,068	£25,155,388	£26,253,957
60% LAR - 40% CIR	40%	£4,735,876	£22,074,968	£22,508,060	£23,468,288	£25,061,608	£26,160,177
60% LAR - 40% CIR	45%	£4,642,096	£21,981,188	£22,419,280	£23,374,508	£24,967,828	£26,066,397
60% LAR - 40% CIR	50%	£4,548,316	£21,887,408	£22,330,500	£23,280,728	£24,874,048	£25,972,617

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
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No Units	138
Site Area	1.04 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£28,893,961	£21,537,742	£21,145,634	£20,165,362	£18,781,045	£18,482,478
60% LAR - 40% CIR	5%	£27,349,456	£19,263,918	£18,873,323	£17,887,156	£16,499,219	£16,201,805
60% LAR - 40% CIR	10%	£24,791,638	£16,988,418	£16,573,281	£15,585,442	£14,202,488	£13,906,117
60% LAR - 40% CIR	15%	£22,220,633	£14,647,792	£14,253,955	£13,269,362	£11,890,932	£11,595,555
60% LAR - 40% CIR	20%	£19,636,567	£12,313,353	£11,920,696	£10,939,053	£9,564,753	£9,270,260
60% LAR - 40% CIR	25%	£17,039,595	£9,985,230	£9,573,836	£8,584,650	£7,224,071	£6,930,375
60% LAR - 40% CIR	30%	£14,429,753	£7,603,559	£7,212,911	£6,236,293	£4,889,027	£4,594,042
60% LAR - 40% CIR	35%	£11,797,171	£5,228,471	£4,838,655	£3,884,117	£2,498,752	£2,207,401
60% LAR - 40% CIR	40%	£9,138,066	£2,840,099	£2,451,002	£1,473,258	£1,090,063	£1,000,049
60% LAR - 40% CIR	45%	£6,466,399	£438,438	£44,018	£958,403	£2,357,935	£2,658,263
60% LAR - 40% CIR	50%	£3,782,206	£2,841,342	£2,441,271	£3,441,091	£4,846,849	£5,146,786

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£47,515,789	£79,889,889	£80,259,007	£81,259,369	£82,823,986	£82,922,258
60% LAR - 40% CIR	5%	£45,090,274	£55,145,815	£54,531,498	£55,517,575	£56,905,917	£56,202,588
60% LAR - 40% CIR	10%	£42,613,092	£34,438,315	£34,631,450	£35,816,288	£37,202,263	£37,498,613
60% LAR - 40% CIR	15%	£39,184,099	£36,759,039	£37,150,776	£38,135,369	£39,513,796	£39,809,178
60% LAR - 40% CIR	20%	£35,766,164	£38,074,378	£38,645,035	£39,465,078	£40,839,078	£41,134,470
60% LAR - 40% CIR	25%	£34,385,186	£31,439,509	£31,831,085	£32,810,080	£34,180,860	£34,474,358
60% LAR - 40% CIR	30%	£36,974,078	£33,851,172	£34,181,818	£35,168,437	£36,556,704	£36,828,889
60% LAR - 40% CIR	35%	£32,957,559	£26,175,269	£26,588,078	£27,540,914	£28,804,368	£29,191,339
60% LAR - 40% CIR	40%	£32,298,635	£38,584,632	£38,953,729	£39,525,473	£40,126,548	£40,194,780
60% LAR - 40% CIR	45%	£36,938,332	£105,892,238	£105,362,710	£103,361,154	£103,192,688	£104,082,988
60% LAR - 40% CIR	50%	£37,622,625	£103,446,073	£103,846,802	£104,545,621	£106,245,571	£106,526,516

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£49,497,590	£37,847,726	£38,239,628	£39,220,599	£40,604,417	£40,607,985
60% LAR - 40% CIR	5%	£47,036,005	£35,143,145	£35,533,136	£36,498,134	£37,868,242	£37,163,617
60% LAR - 40% CIR	10%	£44,583,623	£42,417,548	£42,812,817	£43,800,019	£45,182,964	£45,475,344
60% LAR - 40% CIR	15%	£42,184,828	£44,737,670	£45,131,586	£46,116,909	£47,494,509	£47,789,927
60% LAR - 40% CIR	20%	£39,746,896	£44,074,378	£44,448,078	£45,448,078	£46,820,799	£47,115,201
60% LAR - 40% CIR	25%	£42,345,896	£49,420,231	£49,811,628	£50,760,811	£52,161,390	£52,455,988
60% LAR - 40% CIR	30%	£44,955,708	£51,781,933	£52,172,550	£53,148,188	£54,516,430	£54,806,429
60% LAR - 40% CIR	35%	£42,586,280	£44,156,961	£44,546,807	£45,521,345	£46,895,688	£47,178,961
60% LAR - 40% CIR	40%	£39,247,385	£56,545,363	£56,934,459	£57,907,204	£59,276,379	£59,575,511
60% LAR - 40% CIR	45%	£45,010,693	£68,941,453	£69,331,697	£70,341,695	£71,745,367	£72,043,724
60% LAR - 40% CIR	50%	£45,693,255	£61,426,854	£61,828,732	£62,826,582	£64,228,391	£64,526,247

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£12,980,634	£20,438,874	£20,828,982	£21,809,253	£23,193,571	£23,492,139
60% LAR - 40% CIR	5%	£14,625,156	£22,710,698	£23,101,291	£24,087,480	£25,475,398	£25,772,811
60% LAR - 40% CIR	10%	£17,182,077	£25,009,200	£25,401,335	£26,386,173	£27,772,147	£28,069,468
60% LAR - 40% CIR	15%	£19,753,882	£27,326,623	£27,720,660	£28,705,253	£30,093,883	£30,379,081
60% LAR - 40% CIR	20%	£22,338,948	£29,691,261	£30,093,600	£31,003,962	£32,409,463	£32,704,359
60% LAR - 40% CIR	25%	£24,929,059	£32,059,389	£32,460,978	£33,379,963	£34,750,544	£35,044,249
60% LAR - 40% CIR	30%	£27,544,882	£34,431,033	£34,781,704	£35,738,322	£37,109,588	£37,398,573
60% LAR - 40% CIR	35%	£25,177,444	£36,746,146	£37,138,860	£38,100,469	£39,451,803	£39,741,216
60% LAR - 40% CIR	40%	£22,826,519	£39,134,518	£39,523,614	£40,496,358	£41,865,533	£42,164,884
60% LAR - 40% CIR	45%	£25,508,217	£41,526,178	£41,935,957	£42,931,019	£44,302,255	£44,603,678
60% LAR - 40% CIR	50%	£28,192,409	£44,015,859	£44,435,885	£45,415,706	£46,815,455	£47,115,401

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£8,500,615	£144,398	£227,713	£1,227,984	£2,812,361	£2,810,876
60% LAR - 40% CIR	5%	£5,956,110	£4,788,385	£2,820,024	£3,506,193	£4,884,537	£5,191,542
60% LAR - 40% CIR	10%	£3,896,292	£4,424,530	£4,420,065	£3,807,904	£7,190,878	£7,487,225
60% LAR - 40% CIR	15%	£2,627,267	£8,745,554	£7,130,391	£3,193,964	£5,502,414	£5,797,792
60% LAR - 40% CIR	20%	£1,916,774	£9,079,984	£5,079,984	£1,944,293	£11,828,598	£12,124,986
60% LAR - 40% CIR	25%	£4,353,781	£11,428,118	£11,819,719	£12,786,008	£14,189,275	£14,462,971
60% LAR - 40% CIR	30%	£8,863,993	£13,789,787	£13,190,435	£15,102,933	£16,549,219	£16,817,308
60% LAR - 40% CIR	35%	£8,586,175	£16,144,071	£16,054,061	£17,259,229	£18,860,384	£19,166,940
60% LAR - 40% CIR	40%	£12,236,250	£18,933,247	£18,942,344	£19,919,598	£21,284,263	£21,583,395
60% LAR - 40% CIR	45%	£14,596,692	£23,074,666	£21,346,326	£22,348,126	£23,761,281	£24,061,608
60% LAR - 40% CIR	50%	£17,811,140	£24,434,069	£23,634,617	£24,531,437	£26,254,186	£26,554,139

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
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No Units	138
Site Area	1.04 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£32,908,460	£24,504,039	£24,111,929	£23,131,656	£21,758,276	£21,465,197
60% LAR - 40% CIR	5%	£30,213,230	£22,081,898	£21,691,305	£20,714,821	£19,347,745	£19,051,375
60% LAR - 40% CIR	10%	£27,504,687	£19,645,885	£19,256,691	£18,283,089	£16,902,090	£16,605,709
60% LAR - 40% CIR	15%	£24,782,957	£17,196,139	£16,803,569	£15,818,977	£14,440,548	£14,145,170
60% LAR - 40% CIR	20%	£22,048,167	£14,712,990	£14,320,333	£13,338,690	£11,964,391	£11,669,898
60% LAR - 40% CIR	25%	£19,300,439	£12,214,891	£11,823,298	£10,844,311	£9,473,732	£9,180,136
60% LAR - 40% CIR	30%	£16,539,903	£9,703,241	£9,312,694	£8,335,976	£6,968,710	£6,675,724
60% LAR - 40% CIR	35%	£13,766,682	£7,176,175	£6,766,361	£5,813,822	£4,449,468	£4,157,106
60% LAR - 40% CIR	40%	£10,987,070	£4,639,927	£4,250,729	£3,277,987	£1,916,145	£1,624,323
60% LAR - 40% CIR	45%	£8,142,958	£2,088,327	£1,699,835	£1,278,006	£658,067	£458,395
60% LAR - 40% CIR	50%	£5,306,351	£496,608	£496,935	£1,495,786	£3,295,664	£3,595,451

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£38,486,376	£76,909,892	£77,292,801	£76,373,673	£76,645,452	£76,639,533
60% LAR - 40% CIR	5%	£17,191,690	£76,323,833	£76,713,435	£69,869,809	£69,869,809	£69,869,809
60% LAR - 40% CIR	10%	£13,900,043	£61,758,843	£62,148,040	£61,121,032	£61,502,671	£61,502,671
60% LAR - 40% CIR	15%	£10,621,774	£46,209,592	£46,601,162	£45,569,753	£45,964,193	£45,964,193
60% LAR - 40% CIR	20%	£7,346,564	£30,661,741	£31,054,286	£29,636,040	£29,636,040	£29,636,040
60% LAR - 40% CIR	25%	£4,064,292	£15,189,840	£15,581,434	£14,560,420	£14,560,420	£14,560,420
60% LAR - 40% CIR	30%	£384,858,828	£91,701,489	£92,092,137	£93,069,755	£94,036,021	£94,036,021
60% LAR - 40% CIR	35%	£13,900,043	£25,636,040	£26,028,226	£24,616,370	£24,616,370	£24,616,370
60% LAR - 40% CIR	40%	£9,437,690	£16,764,304	£17,154,001	£16,126,744	£16,126,744	£16,126,744
60% LAR - 40% CIR	45%	£3,361,773	£9,316,454	£9,704,896	£9,076,175	£9,076,175	£9,076,175
60% LAR - 40% CIR	50%	£36,098,388	£101,806,739	£102,305,666	£103,365,487	£104,760,235	£105,000,182

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£38,477,001	£34,881,429	£35,273,532	£36,353,803	£37,626,163	£37,626,163
60% LAR - 40% CIR	5%	£29,112,231	£19,960,717	£20,353,215	£21,259,294	£22,588,870	£22,588,870
60% LAR - 40% CIR	10%	£17,860,774	£13,739,573	£14,126,771	£14,110,763	£14,243,461	£14,243,461
60% LAR - 40% CIR	15%	£14,603,504	£12,199,322	£12,581,692	£12,569,494	£12,569,494	£12,569,494
60% LAR - 40% CIR	20%	£11,337,296	£10,662,128	£11,048,472	£10,988,771	£10,988,771	£10,988,771
60% LAR - 40% CIR	25%	£8,071,023	£9,126,571	£9,512,151	£9,451,151	£9,451,151	£9,451,151
60% LAR - 40% CIR	30%	£42,845,598	£40,682,220	£40,672,868	£41,049,488	£41,049,488	£41,049,488
60% LAR - 40% CIR	35%	£25,616,779	£22,201,286	£22,597,901	£22,597,901	£22,597,901	£22,597,901
60% LAR - 40% CIR	40%	£14,418,391	£14,745,635	£15,134,732	£15,107,475	£15,107,475	£15,107,475
60% LAR - 40% CIR	45%	£5,242,593	£5,659,139	£5,659,139	£5,659,139	£5,659,139	£5,659,139
60% LAR - 40% CIR	50%	£34,079,111	£55,881,469	£56,281,219	£57,261,219	£58,690,966	£58,690,966

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£9,098,158	£17,470,577	£17,862,698	£18,942,867	£20,215,337	£20,509,418
60% LAR - 40% CIR	5%	£11,761,386	£19,860,717	£20,253,215	£21,259,294	£22,588,870	£22,588,870
60% LAR - 40% CIR	10%	£14,480,828	£22,328,727	£22,717,624	£23,690,516	£25,072,555	£25,072,555
60% LAR - 40% CIR	15%	£17,199,698	£24,778,476	£25,171,046	£26,155,438	£27,534,569	£27,534,569
60% LAR - 40% CIR	20%	£19,908,449	£27,201,608	£27,604,262	£28,633,105	£30,012,224	£30,012,224
60% LAR - 40% CIR	25%	£22,617,178	£29,729,729	£30,151,319	£31,130,305	£32,500,884	£32,500,884
60% LAR - 40% CIR	30%	£25,434,712	£32,271,374	£32,682,022	£33,639,430	£35,055,968	£35,055,968
60% LAR - 40% CIR	35%	£28,257,603	£34,796,466	£35,188,255	£36,160,793	£37,525,147	£37,525,147
60% LAR - 40% CIR	40%	£31,027,545	£37,334,789	£37,723,886	£38,696,629	£40,098,472	£40,098,472
60% LAR - 40% CIR	45%	£33,831,657	£39,895,298	£40,274,705	£41,246,015	£42,632,893	£42,632,893
60% LAR - 40% CIR	50%	£36,688,265	£42,470,623	£42,670,581	£43,281,219	£44,770,128	£44,770,128

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£11,515,114	£3,110,693	£2,718,583	£1,738,312	£365,932	£71,851
60% LAR - 40% CIR	5%	£9,819,884	£88,552	£27,669	£68,825	£2,948,861	£2,948,861
60% LAR - 40% CIR	10%	£6,111,341	£1,747,458	£2,136,695	£3,109,847	£4,491,286	£4,491,286
60% LAR - 40% CIR	15%	£3,389,611	£4,197,207	£4,589,777	£5,574,369	£6,952,799	£6,952,799
60% LAR - 40% CIR	20%	£164,621	£164,621	£17,054,013	£18,054,058	£19,463,865	£19,463,865
60% LAR - 40% CIR	25%	£2,092,907	£9,178,455	£9,570,050	£10,540,035	£11,919,815	£11,919,815
60% LAR - 40% CIR	30%	£4,833,443	£11,686,195	£12,082,732	£13,067,430	£14,529,607	£14,529,607
60% LAR - 40% CIR	35%	£7,044,064	£14,193,711	£14,604,066	£15,579,124	£17,169,818	£17,169,818
60% LAR - 40% CIR	40%	£10,428,276	£16,733,519	£17,142,617	£18,115,360	£19,777,261	£19,777,261
60% LAR - 40% CIR	45%	£13,266,386	£19,265,016	£19,693,511	£20,664,740	£22,361,413	£22,361,413
60% LAR - 40% CIR	50%	£16,096,696	£21,800,354	£22,288,262	£23,109,102	£24,698,361	£24,698,361

LB Camden
Local Plan Viability Testing 2026

Resi 150 - 200 Flats

No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£5,345,877	£2,641,302	£3,289,700	£4,910,695	£7,213,521	£7,707,238
60% LAR - 40% CIR	5%	£6,282,424	£4,386,792	£5,036,049	£6,675,872	£9,971,626	£9,463,573
60% LAR - 40% CIR	10%	£4,173,555	£5,170,625	£5,830,592	£8,465,008	£10,753,191	£11,243,516
60% LAR - 40% CIR	15%	£2,039,128	£7,995,406	£6,647,207	£10,276,710	£12,558,014	£13,046,865
60% LAR - 40% CIR	20%	£117,581	£9,835,671	£10,485,703	£12,110,782	£14,385,892	£14,873,415
60% LAR - 40% CIR	25%	£2,338,051	£11,697,429	£12,345,886	£13,987,026	£16,236,622	£16,722,964
60% LAR - 40% CIR	30%	£4,562,481	£13,580,492	£14,227,564	£15,845,247	£18,110,001	£18,595,306
60% LAR - 40% CIR	35%	£6,846,575	£15,484,666	£16,130,547	£17,745,247	£20,005,629	£20,490,239
60% LAR - 40% CIR	40%	£1,155,072	£17,405,764	£18,054,641	£19,666,833	£21,923,901	£22,407,559
60% LAR - 40% CIR	45%	£11,481,789	£19,335,593	£19,990,653	£21,609,804	£23,864,016	£24,347,061
60% LAR - 40% CIR	50%	£13,828,539	£21,321,963	£21,965,393	£23,671,967	£25,825,971	£26,308,543

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£19,543,837	£30,541,014	£31,189,415	£32,810,411	£36,113,235	£36,686,983
60% LAR - 40% CIR	5%	£21,617,290	£32,286,805	£32,935,783	£34,574,686	£38,871,345	£39,443,387
60% LAR - 40% CIR	10%	£23,726,159	£34,076,539	£34,730,365	£36,584,722	£40,952,805	£41,523,231
60% LAR - 40% CIR	15%	£25,860,595	£35,895,120	£36,546,822	£38,718,424	£43,057,728	£43,628,579
60% LAR - 40% CIR	20%	£28,017,395	£37,745,385	£38,390,417	£40,910,498	£45,265,638	£45,835,128
60% LAR - 40% CIR	25%	£30,225,795	£39,597,144	£40,245,600	£43,166,740	£47,436,335	£48,005,676
60% LAR - 40% CIR	30%	£32,482,195	£41,480,295	£42,127,279	£45,544,951	£49,609,718	£50,178,021
60% LAR - 40% CIR	35%	£34,749,259	£43,394,360	£44,030,291	£47,964,952	£51,825,243	£52,392,954
60% LAR - 40% CIR	40%	£37,054,786	£45,339,478	£45,954,355	£47,958,547	£49,823,615	£50,397,273
60% LAR - 40% CIR	45%	£39,361,503	£47,325,567	£47,896,388	£49,939,510	£51,763,792	£52,346,795
60% LAR - 40% CIR	50%	£41,728,253	£49,321,677	£49,865,108	£51,471,673	£53,725,685	£54,208,567

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£7,984,985	£18,985,188	£19,038,598	£21,249,354	£23,553,378	£24,048,098
60% LAR - 40% CIR	5%	£9,964,433	£20,964,635	£21,018,960	£23,230,920	£25,535,453	£26,030,436
60% LAR - 40% CIR	10%	£12,185,302	£22,515,682	£22,516,449	£24,803,865	£27,062,048	£27,556,774
60% LAR - 40% CIR	15%	£14,299,729	£24,334,283	£24,386,064	£26,615,287	£28,699,671	£29,193,722
60% LAR - 40% CIR	20%	£16,460,438	£26,114,328	£26,166,509	£28,449,638	£30,324,740	£30,817,227
60% LAR - 40% CIR	25%	£18,654,908	£28,036,287	£28,084,743	£30,305,883	£32,075,479	£32,561,621
60% LAR - 40% CIR	30%	£20,851,235	£29,919,349	£29,968,821	£32,194,104	£34,048,658	£34,534,164
60% LAR - 40% CIR	35%	£23,167,432	£31,842,563	£31,890,105	£34,094,105	£36,044,695	£36,529,095
60% LAR - 40% CIR	40%	£25,493,829	£33,748,621	£33,793,498	£36,029,690	£38,262,758	£38,746,416
60% LAR - 40% CIR	45%	£27,820,945	£35,684,625	£35,694,651	£38,046,651	£40,422,873	£40,905,915
60% LAR - 40% CIR	50%	£30,187,396	£37,666,820	£37,684,250	£39,912,824	£42,164,829	£42,648,400

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£3,198,694	£14,189,874	£14,038,272	£16,459,268	£18,762,092	£19,285,810
60% LAR - 40% CIR	5%	£5,286,147	£15,930,363	£15,980,620	£18,204,444	£20,525,913	£21,010,145
60% LAR - 40% CIR	10%	£7,375,016	£17,725,396	£17,875,164	£20,013,079	£22,301,762	£22,782,098
60% LAR - 40% CIR	15%	£9,509,443	£19,544,977	£19,595,779	£21,825,281	£24,106,595	£24,586,438
60% LAR - 40% CIR	20%	£11,666,152	£21,384,263	£21,436,274	£23,698,383	£25,934,464	£26,414,967
60% LAR - 40% CIR	25%	£13,874,623	£23,246,021	£23,294,457	£25,615,688	£27,785,193	£28,271,536
60% LAR - 40% CIR	30%	£16,111,152	£25,129,864	£25,176,136	£27,583,816	£29,669,373	£30,143,878
60% LAR - 40% CIR	35%	£18,387,148	£27,043,238	£27,090,116	£29,595,819	£31,584,400	£32,058,611
60% LAR - 40% CIR	40%	£20,703,643	£28,998,336	£29,043,212	£31,215,404	£33,472,473	£33,936,390
60% LAR - 40% CIR	45%	£23,080,360	£30,984,164	£31,028,225	£33,156,070	£35,412,598	£35,865,083
60% LAR - 40% CIR	50%	£25,377,110	£32,876,535	£32,813,665	£35,122,638	£37,374,542	£37,857,114

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£2,483,877	£8,597,352	£9,075,700	£10,798,696	£12,099,521	£13,595,293
60% LAR - 40% CIR	5%	£3,936,424	£10,222,782	£10,962,048	£12,691,672	£14,051,658	£15,548,513
60% LAR - 40% CIR	10%	£5,712,445	£12,052,635	£12,716,552	£14,611,008	£16,035,191	£17,529,516
60% LAR - 40% CIR	15%	£7,844,872	£13,881,496	£14,533,207	£16,192,710	£18,444,014	£19,932,985
60% LAR - 40% CIR	20%	£9,565,145	£15,713,671	£16,371,709	£17,966,762	£20,271,852	£21,748,415
60% LAR - 40% CIR	25%	£11,691,051	£17,583,429	£18,231,898	£19,853,028	£22,122,622	£23,605,946
60% LAR - 40% CIR	30%	£13,445,481	£19,486,692	£20,113,094	£21,721,247	£23,995,011	£25,481,308
60% LAR - 40% CIR	35%	£15,234,573	£21,410,666	£22,014,547	£23,601,147	£25,891,823	£27,376,239
60% LAR - 40% CIR	40%	£17,041,072	£23,356,784	£23,940,641	£25,525,833	£27,809,907	£29,290,599
60% LAR - 40% CIR	45%	£18,868,960	£25,324,601	£25,891,651	£27,469,651	£29,741,010	£31,233,049
60% LAR - 40% CIR	50%	£20,714,539	£27,287,963	£27,851,393	£29,489,967	£31,711,971	£33,184,643

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
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No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£12,637,902	£1,676,923	£1,038,270	£566,883	£2,836,277	£3,322,576
60% LAR - 40% CIR	10%	£10,356,048	£260,170	£908,241	£4,782,671	£5,269,958	£5,756,257
60% LAR - 40% CIR	15%	£9,053,530	£2,244,983	£2,888,524	£4,498,377	£5,780,903	£6,270,927
60% LAR - 40% CIR	20%	£5,730,827	£4,250,543	£4,895,035	£5,524,538	£8,805,842	£9,294,692
60% LAR - 40% CIR	25%	£3,382,631	£6,304,215	£6,954,246	£8,579,325	£10,854,436	£11,341,959
60% LAR - 40% CIR	30%	£989,949	£9,386,690	£9,035,145	£10,656,285	£12,905,381	£13,412,223
60% LAR - 40% CIR	35%	£1,464,905	£10,490,467	£11,137,540	£12,755,222	£15,019,977	£15,505,261
60% LAR - 40% CIR	40%	£3,934,841	£12,615,358	£13,261,239	£14,875,939	£17,136,521	£17,620,931
60% LAR - 40% CIR	45%	£8,463,440	£14,761,172	£15,458,049	£17,018,240	£19,275,309	£19,758,967
60% LAR - 40% CIR	50%	£9,014,460	£16,927,717	£17,571,777	£19,181,928	£21,436,140	£21,919,185
60% LAR - 40% CIR	55%	£11,585,911	£19,114,893	£19,768,232	£21,366,898	£23,618,819	£24,101,382

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£15,287,813	£26,222,797	£26,861,445	£28,466,597	£30,735,962	£31,222,291
60% LAR - 40% CIR	5%	£12,444,690	£26,159,844	£26,808,955	£28,421,126	£30,695,365	£31,189,683
60% LAR - 40% CIR	10%	£15,846,084	£30,144,267	£30,789,238	£32,368,091	£34,690,017	£35,176,342
60% LAR - 40% CIR	15%	£22,189,897	£32,150,257	£32,794,749	£34,424,252	£36,705,556	£37,194,409
60% LAR - 40% CIR	20%	£24,537,093	£34,073,929	£34,624,961	£36,479,039	£38,594,425	£39,081,673
60% LAR - 40% CIR	25%	£26,929,796	£36,285,404	£36,934,659	£38,556,000	£40,825,596	£41,311,938
60% LAR - 40% CIR	30%	£29,354,618	£38,395,182	£39,037,255	£40,554,336	£42,919,882	£43,404,996
60% LAR - 40% CIR	35%	£31,834,255	£40,915,072	£41,168,953	£42,775,854	£45,008,425	£45,500,945
60% LAR - 40% CIR	40%	£34,363,155	£42,889,889	£43,305,763	£44,917,955	£47,175,022	£47,658,887
60% LAR - 40% CIR	45%	£36,914,178	£44,927,431	£45,471,691	£47,081,645	£49,355,855	£49,818,899
60% LAR - 40% CIR	50%	£39,485,226	£47,014,918	£47,667,947	£49,266,520	£51,518,534	£52,001,096

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£3,709,958	£14,681,834	£10,300,587	£16,905,740	£18,175,135	£18,661,433
60% LAR - 40% CIR	5%	£4,862,859	£16,159,844	£11,244,866	£18,967,277	£21,117,128	£21,608,533
60% LAR - 40% CIR	10%	£8,285,227	£18,583,440	£10,227,381	£20,871,234	£23,119,150	£23,609,485
60% LAR - 40% CIR	15%	£10,698,030	£20,599,499	£21,233,892	£22,963,395	£25,144,889	£25,633,549
60% LAR - 40% CIR	20%	£12,076,226	£22,064,072	£22,293,013	£24,919,182	£27,165,203	£27,650,819
60% LAR - 40% CIR	25%	£15,368,099	£24,725,547	£25,374,002	£26,955,143	£29,264,738	£29,751,081
60% LAR - 40% CIR	30%	£17,893,762	£26,626,324	£27,476,398	£29,004,978	£31,366,824	£31,844,138
60% LAR - 40% CIR	35%	£20,272,686	£28,564,215	£29,000,096	£31,214,786	£33,475,078	£33,959,798
60% LAR - 40% CIR	40%	£22,802,298	£31,109,029	£31,744,905	£33,367,997	£35,614,766	£36,097,824
60% LAR - 40% CIR	45%	£25,359,017	£33,637,431	£33,659,795	£35,520,706	£37,874,987	£38,358,042
60% LAR - 40% CIR	50%	£27,824,389	£35,453,661	£35,697,095	£37,795,663	£39,957,667	£40,440,239

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£1,089,530	£9,871,648	£10,510,302	£12,115,455	£14,984,849	£14,875,148
60% LAR - 40% CIR	5%	£1,199,655	£11,808,741	£12,454,812	£14,089,093	£16,901,242	£16,818,540
60% LAR - 40% CIR	10%	£1,484,941	£13,793,154	£14,437,055	£16,046,348	£18,828,874	£18,819,199
60% LAR - 40% CIR	15%	£3,817,744	£15,795,114	£16,443,606	£18,073,109	£20,844,413	£20,843,263
60% LAR - 40% CIR	20%	£6,196,940	£17,862,796	£18,502,018	£20,127,897	£22,860,397	£22,860,530
60% LAR - 40% CIR	25%	£10,578,623	£19,935,261	£20,583,718	£22,204,857	£24,874,453	£24,960,795
60% LAR - 40% CIR	30%	£13,013,476	£22,038,039	£22,686,112	£24,303,793	£26,969,549	£27,053,053
60% LAR - 40% CIR	35%	£15,463,412	£24,163,929	£24,809,016	£26,422,611	£29,068,592	£29,168,923
60% LAR - 40% CIR	40%	£18,012,012	£26,309,743	£26,954,620	£28,566,812	£30,823,880	£31,307,338
60% LAR - 40% CIR	45%	£20,595,031	£28,476,299	£29,101,345	£30,734,459	£32,884,911	£33,467,759
60% LAR - 40% CIR	50%	£23,134,083	£30,663,378	£31,368,604	£32,915,378	£35,167,381	£35,645,954

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£5,751,902	£4,208,677	£4,847,730	£5,482,883	£6,722,277	£9,208,576
60% LAR - 40% CIR	5%	£4,470,048	£6,148,170	£6,792,241	£7,407,420	£8,966,877	£11,155,988
60% LAR - 40% CIR	10%	£2,167,630	£8,136,583	£8,774,524	£9,384,377	£11,069,303	£13,156,627
60% LAR - 40% CIR	15%	£1,055,713	£10,136,543	£10,781,035	£11,410,538	£13,681,842	£15,160,092
60% LAR - 40% CIR	20%	£2,523,266	£12,166,215	£12,840,446	£14,465,123	£16,540,438	£17,221,959
60% LAR - 40% CIR	25%	£4,918,951	£14,272,899	£14,921,145	£16,542,283	£18,811,861	£19,289,223
60% LAR - 40% CIR	30%	£7,235,005	£16,276,467	£17,023,549	£18,641,222	£20,965,977	£21,301,281
60% LAR - 40% CIR	35%	£9,603,841	£18,301,359	£19,147,038	£20,761,359	£23,022,521	£23,066,931
60% LAR - 40% CIR	40%	£12,349,440	£20,647,172	£21,292,049	£22,904,240	£25,161,309	£25,644,967
60% LAR - 40% CIR	45%	£14,496,460	£22,813,715	£23,457,777	£25,067,538	£27,302,340	£27,805,185
60% LAR - 40% CIR	50%	£17,471,611	£25,006,893	£25,644,026	£27,262,008	£29,504,816	£29,987,369

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
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No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£16,925,927	£5,955,454	£5,316,800	£3,720,166	£1,484,878	£1,005,888
60% LAR 40% CIR	5%	£14,429,672	£3,808,344	£3,171,983	£1,581,077	£666,049	£1,140,602
60% LAR 40% CIR	10%	£11,912,853	£1,539,328	£1,005,965	£588,946	£2,842,740	£3,325,696
60% LAR 40% CIR	15%	£9,375,649	£558,302	£1,200,307	£2,805,320	£5,053,668	£5,542,519
60% LAR 40% CIR	20%	£6,818,236	£2,802,810	£3,443,072	£5,047,869	£7,322,978	£7,810,502
60% LAR 40% CIR	25%	£4,230,991	£5,075,949	£5,724,405	£7,345,545	£9,615,141	£10,101,483
60% LAR 40% CIR	30%	£1,600,750	£7,400,443	£8,047,515	£9,665,198	£11,929,952	£12,415,258
60% LAR 40% CIR	35%	£1,065,480	£9,746,050	£10,391,931	£12,005,631	£14,267,212	£14,751,622
60% LAR 40% CIR	40%	£3,776,233	£12,112,379	£12,712,379	£14,369,648	£16,626,716	£17,110,374
60% LAR 40% CIR	45%	£3,547,129	£14,499,849	£15,143,900	£16,754,051	£19,008,263	£19,491,308
60% LAR 40% CIR	50%	£9,342,484	£16,907,643	£17,551,973	£19,159,646	£21,411,659	£21,894,222

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£10,975,787	£21,944,260	£22,582,914	£24,179,548	£26,414,336	£26,893,436
60% LAR 40% CIR	0%	£13,470,040	£24,091,370	£24,727,725	£26,318,867	£28,565,363	£28,940,317
60% LAR 40% CIR	5%	£15,965,801	£26,259,880	£26,894,150	£28,486,580	£30,742,454	£31,225,410
60% LAR 40% CIR	10%	£18,524,055	£28,459,018	£29,100,021	£30,705,634	£32,963,363	£33,442,234
60% LAR 40% CIR	20%	£21,051,478	£30,702,524	£31,342,947	£32,947,583	£35,222,885	£35,710,216
60% LAR 40% CIR	25%	£23,668,724	£33,075,663	£33,624,119	£35,245,259	£37,514,855	£38,001,197
60% LAR 40% CIR	30%	£26,298,955	£35,500,158	£35,947,226	£37,568,512	£39,829,867	£40,314,972
60% LAR 40% CIR	35%	£28,945,764	£37,965,754	£38,291,045	£39,929,345	£42,169,927	£42,651,336
60% LAR 40% CIR	40%	£31,675,947	£40,012,294	£40,657,170	£42,269,382	£44,526,431	£45,010,589
60% LAR 40% CIR	45%	£34,446,244	£42,396,552	£43,043,615	£44,643,705	£46,907,617	£47,391,022
60% LAR 40% CIR	50%	£37,242,199	£44,807,387	£45,450,787	£47,059,361	£49,311,364	£49,793,937

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£16,070,070	£16,383,493	£11,022,057	£12,618,891	£14,653,979	£15,332,969
60% LAR 40% CIR	0%	£18,666,165	£18,091,370	£13,168,875	£14,761,780	£16,864,868	£17,474,458
60% LAR 40% CIR	10%	£24,426,004	£24,690,029	£16,333,262	£18,027,803	£19,181,597	£19,664,563
60% LAR 40% CIR	15%	£28,963,209	£28,897,139	£17,639,104	£19,144,177	£21,362,525	£21,881,377
60% LAR 40% CIR	20%	£33,500,621	£33,441,867	£19,791,021	£21,388,128	£23,601,835	£24,149,356
60% LAR 40% CIR	25%	£38,037,898	£37,414,806	£22,063,262	£23,684,402	£25,953,988	£26,440,340
60% LAR 40% CIR	30%	£42,575,108	£42,739,505	£24,386,573	£26,004,955	£28,269,810	£28,754,115
60% LAR 40% CIR	35%	£47,106,337	£47,064,307	£26,684,907	£28,265,468	£30,608,070	£31,066,475
60% LAR 40% CIR	40%	£51,637,566	£51,451,438	£28,996,313	£30,708,505	£32,965,574	£33,448,231
60% LAR 40% CIR	45%	£56,168,795	£55,996,567	£31,308,659	£33,149,657	£35,347,022	£35,830,165
60% LAR 40% CIR	50%	£60,699,024	£60,426,509	£33,618,935	£35,496,505	£37,759,507	£38,245,079

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£5,377,356	£5,693,118	£0,291,771	£7,828,495	£10,963,993	£10,542,693
60% LAR 40% CIR	0%	£2,891,100	£7,743,227	£1,376,089	£9,967,499	£12,204,635	£12,689,174
60% LAR 40% CIR	10%	£3,644,282	£9,308,744	£1,043,007	£12,137,517	£14,361,311	£14,874,267
60% LAR 40% CIR	15%	£4,397,464	£10,905,075	£1,748,676	£14,363,891	£16,602,240	£17,091,091
60% LAR 40% CIR	20%	£5,150,646	£12,491,361	£1,491,644	£16,598,440	£18,847,365	£19,359,074
60% LAR 40% CIR	25%	£5,903,828	£14,077,593	£1,237,977	£18,834,116	£21,103,712	£21,650,064
60% LAR 40% CIR	30%	£6,657,010	£15,663,825	£1,036,887	£21,073,789	£23,349,524	£23,863,626
60% LAR 40% CIR	35%	£7,410,192	£17,250,057	£1,040,002	£23,313,203	£25,595,784	£26,109,183
60% LAR 40% CIR	40%	£8,163,374	£18,836,289	£1,240,028	£25,551,219	£27,841,388	£28,354,948
60% LAR 40% CIR	45%	£8,916,556	£20,422,521	£1,439,072	£27,793,235	£30,087,000	£30,600,710
60% LAR 40% CIR	50%	£9,669,738	£22,008,753	£1,638,116	£30,035,251	£32,332,612	£32,846,472

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£11,039,927	£89,454	£989,200	£2,165,854	£4,491,122	£4,880,112
60% LAR 40% CIR	0%	£9,543,872	£9,897,656	£2,744,017	£4,364,865	£5,942,949	£6,328,635
60% LAR 40% CIR	10%	£6,026,853	£4,246,172	£4,880,435	£4,474,946	£8,728,740	£9,211,696
60% LAR 40% CIR	15%	£4,489,649	£2,444,302	£7,086,307	£3,691,320	£10,509,669	£11,428,519
60% LAR 40% CIR	20%	£3,032,236	£1,032,126	£10,250,072	£1,033,699	£12,290,476	£13,066,562
60% LAR 40% CIR	25%	£1,655,069	£1,061,849	£11,610,405	£1,313,245	£13,901,141	£15,067,483
60% LAR 40% CIR	30%	£4,285,255	£1,298,443	£13,933,615	£1,591,188	£15,815,362	£16,801,298
60% LAR 40% CIR	35%	£6,911,456	£1,535,059	£16,257,831	£1,872,621	£17,629,583	£18,617,422
60% LAR 40% CIR	40%	£9,542,233	£1,768,579	£18,582,046	£2,154,054	£19,443,804	£20,433,647
60% LAR 40% CIR	45%	£12,173,100	£2,001,465	£20,906,261	£2,435,487	£21,258,025	£22,248,872
60% LAR 40% CIR	50%	£14,803,967	£2,234,351	£23,230,476	£2,716,920	£23,072,246	£23,964,097

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
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No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£21,205,956	£10,190,025	£9,660,969	£7,988,330	£5,763,409	£5,284,419
60% LAR - 40% CIR	5%	£18,503,296	£7,857,730	£7,230,932	£5,645,681	£3,418,415	£2,941,143
60% LAR - 40% CIR	10%	£15,722,076	£5,490,505	£4,856,241	£3,270,983	£1,093,690	£574,963
60% LAR - 40% CIR	15%	£13,020,471	£3,086,840	£2,454,483	£873,592	£-1,360,097	£-1,841,601
60% LAR - 40% CIR	20%	£10,248,656	£662,138	£31,498	£-1,568,677	£-3,809,596	£-4,289,792
60% LAR - 40% CIR	25%	£7,456,812	£-1,810,629	£-2,449,340	£-4,046,116	£-6,304,400	£-6,790,742
60% LAR - 40% CIR	30%	£4,644,389	£-4,314,482	£-4,957,491	£-6,575,173	£-8,839,928	£-9,329,233
60% LAR - 40% CIR	35%	£1,776,769	£-6,876,742	£-7,522,621	£-9,137,322	£-11,397,503	£-11,882,314
60% LAR - 40% CIR	40%	£-1,127,263	£-9,463,987	£-10,108,863	£-11,721,055	£-13,976,124	£-14,461,762
60% LAR - 40% CIR	45%	£-4,079,800	£-12,071,964	£-12,716,024	£-14,320,176	£-16,580,389	£-17,063,432
60% LAR - 40% CIR	50%	£-7,099,458	£-14,706,483	£-15,343,912	£-16,952,485	£-19,204,486	£-19,687,061

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£8,693,758	£17,709,680	£18,338,748	£19,911,384	£22,136,308	£22,619,286
60% LAR - 40% CIR	5%	£6,266,416	£20,041,064	£20,668,765	£22,294,034	£24,481,901	£24,969,517
60% LAR - 40% CIR	10%	£4,127,638	£22,405,210	£23,043,473	£24,626,131	£26,849,054	£27,344,751
60% LAR - 40% CIR	15%	£14,879,244	£24,812,675	£25,445,231	£27,309,122	£29,259,811	£29,741,316
60% LAR - 40% CIR	20%	£11,651,658	£27,201,577	£27,828,211	£29,469,309	£31,399,116	£31,888,501
60% LAR - 40% CIR	25%	£20,442,903	£28,710,344	£30,349,054	£31,945,830	£34,204,114	£34,690,458
60% LAR - 40% CIR	30%	£23,255,325	£32,214,196	£32,857,206	£34,474,887	£36,759,643	£37,224,947
60% LAR - 40% CIR	35%	£25,126,460	£34,773,456	£35,422,336	£37,037,036	£39,297,818	£39,764,029
60% LAR - 40% CIR	40%	£29,027,307	£37,363,791	£38,008,577	£39,620,770	£41,877,838	£42,341,498
60% LAR - 40% CIR	45%	£31,976,515	£39,971,076	£40,615,758	£42,225,469	£44,485,017	£44,953,147
60% LAR - 40% CIR	50%	£34,896,173	£42,605,187	£43,243,626	£44,862,260	£47,154,263	£47,586,776

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£4,867,059	£8,148,833	£8,777,988	£9,350,597	£10,975,448	£11,064,439
60% LAR - 40% CIR	5%	£2,164,436	£4,841,127	£5,468,765	£6,041,127	£7,665,445	£7,754,714
60% LAR - 40% CIR	10%	£566,781	£1,548,353	£1,146,616	£1,136,274	£15,268,197	£16,763,864
60% LAR - 40% CIR	15%	£-3,318,389	£12,252,017	£13,694,374	£15,469,495	£17,699,954	£18,190,499
60% LAR - 40% CIR	20%	£-6,096,211	£15,876,719	£17,307,526	£19,180,637	£20,148,443	£20,638,949
60% LAR - 40% CIR	25%	£-9,582,045	£18,149,488	£18,768,197	£20,384,973	£22,643,257	£23,129,599
60% LAR - 40% CIR	30%	£-11,694,468	£20,653,338	£21,296,346	£22,914,939	£25,178,786	£25,664,060
60% LAR - 40% CIR	35%	£-14,562,089	£22,215,566	£23,861,678	£25,476,178	£27,726,769	£28,211,771
60% LAR - 40% CIR	40%	£-17,498,420	£25,802,844	£26,447,729	£28,059,913	£30,316,981	£30,800,639
60% LAR - 40% CIR	45%	£-20,416,657	£28,416,621	£29,056,035	£30,645,661	£32,915,244	£33,402,269
60% LAR - 40% CIR	50%	£-23,436,316	£31,025,340	£31,662,769	£33,291,343	£35,543,348	£36,025,919

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£9,657,385	£1,358,547	£1,967,602	£3,960,241	£5,785,163	£6,264,193
60% LAR - 40% CIR	5%	£8,594,725	£-3,098,841	£4,317,939	£5,960,801	£8,130,197	£8,607,438
60% LAR - 40% CIR	10%	£4,223,505	£-6,058,067	£6,692,130	£8,277,989	£10,497,911	£10,971,608
60% LAR - 40% CIR	15%	£1,471,590	£-9,401,732	£9,064,068	£10,874,980	£12,968,669	£13,360,173
60% LAR - 40% CIR	20%	£-1,142,916	£-12,819,916	£11,517,074	£13,117,249	£15,398,167	£15,836,364
60% LAR - 40% CIR	25%	£-4,091,760	£-13,359,201	£13,997,911	£15,384,687	£17,852,971	£18,339,313
60% LAR - 40% CIR	30%	£-6,994,182	£-15,863,033	£16,598,083	£16,123,744	£20,369,593	£20,873,004
60% LAR - 40% CIR	35%	£-9,771,863	£-18,425,315	£19,071,183	£20,065,003	£22,546,476	£23,040,866
60% LAR - 40% CIR	40%	£-12,676,184	£-21,012,599	£21,657,434	£23,269,627	£25,538,666	£26,010,363
60% LAR - 40% CIR	45%	£-15,630,172	£-23,620,135	£24,264,955	£25,874,477	£28,135,656	£28,611,034
60% LAR - 40% CIR	50%	£-18,648,039	£-26,245,054	£26,882,483	£28,501,057	£30,753,061	£31,215,633

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£15,319,956	£4,304,025	£3,674,969	£2,102,330	£122,991	£601,581
60% LAR - 40% CIR	5%	£12,617,296	£1,971,739	£3,384,933	£2,806,819	£2,467,865	£2,844,857
60% LAR - 40% CIR	10%	£9,886,076	£-4,854,656	£4,026,759	£2,615,417	£4,835,340	£5,311,037
60% LAR - 40% CIR	15%	£7,134,471	£-7,796,102	£3,451,517	£2,512,468	£7,246,597	£7,727,601
60% LAR - 40% CIR	20%	£4,362,656	£-12,223,862	£2,854,602	£7,454,677	£9,665,369	£10,145,792
60% LAR - 40% CIR	25%	£1,570,812	£-17,696,529	£8,336,340	£9,852,116	£12,180,400	£12,676,742
60% LAR - 40% CIR	30%	£-1,243,811	£-23,003,480	£10,683,491	£12,461,173	£14,725,508	£15,211,235
60% LAR - 40% CIR	35%	£-4,108,251	£-28,310,401	£13,108,401	£15,321,742	£17,653,003	£18,146,314
60% LAR - 40% CIR	40%	£-7,013,583	£-33,549,987	£15,694,863	£17,907,050	£19,864,124	£20,347,762
60% LAR - 40% CIR	45%	£-9,886,805	£-38,807,264	£18,596,093	£20,216,176	£22,666,266	£23,154,036
60% LAR - 40% CIR	50%	£-12,886,458	£-44,086,009	£21,228,912	£22,439,495	£25,096,486	£25,573,961

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
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No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£25,444,339	£14,409,483	£13,780,428	£12,207,790	£10,006,095	£9,534,304
60% LAR - 40% CIR	5%	£22,545,690	£11,866,217	£11,239,419	£9,672,424	£7,478,930	£7,005,746
60% LAR - 40% CIR	10%	£19,626,788	£9,301,865	£8,877,133	£7,115,396	£4,901,338	£4,425,540
60% LAR - 40% CIR	15%	£16,665,291	£6,716,610	£6,091,233	£4,510,342	£2,297,094	£1,822,828
60% LAR - 40% CIR	20%	£13,679,077	£4,084,962	£3,544,322	£1,877,722	£334,545	£-814,742
60% LAR - 40% CIR	25%	£10,672,831	£1,425,480	£798,389	£-788,267	£-3,023,743	£-3,502,176
60% LAR - 40% CIR	30%	£7,646,731	£-1,273,813	£-1,911,161	£-3,504,532	£-5,749,904	£-6,235,209
60% LAR - 40% CIR	35%	£4,600,956	£-4,015,553	£-4,653,313	£-6,268,014	£-8,526,595	£-9,013,006
60% LAR - 40% CIR	40%	£1,498,197	£-6,815,364	£-7,462,070	£-9,072,463	£-11,529,532	£-12,015,150
60% LAR - 40% CIR	45%	£-1,651,061	£-9,644,067	£-10,289,148	£-11,898,290	£-14,152,510	£-14,635,556
60% LAR - 40% CIR	50%	£-4,856,431	£-12,493,322	£-13,136,782	£-14,745,328	£-16,997,329	£-17,479,961

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£2,455,375	£13,490,237	£14,110,268	£15,361,924	£17,983,610	£16,365,410
60% LAR - 40% CIR	5%	£5,564,024	£16,033,491	£16,669,295	£17,927,291	£20,467,944	£18,853,986
60% LAR - 40% CIR	10%	£8,272,926	£18,597,850	£19,222,581	£20,784,408	£22,968,376	£21,354,075
60% LAR - 40% CIR	15%	£11,234,423	£21,185,109	£21,808,481	£23,369,373	£25,502,621	£23,887,888
60% LAR - 40% CIR	20%	£14,220,637	£23,814,753	£24,443,307	£26,010,892	£28,249,298	£26,634,458
60% LAR - 40% CIR	25%	£17,226,883	£26,474,234	£27,103,346	£28,667,971	£30,953,457	£29,340,490
60% LAR - 40% CIR	30%	£20,252,883	£29,173,528	£29,810,876	£31,404,246	£33,649,618	£32,036,623
60% LAR - 40% CIR	35%	£23,299,768	£31,915,367	£32,553,027	£34,179,128	£36,402,308	£34,819,729
60% LAR - 40% CIR	40%	£26,407,528	£34,715,108	£35,359,885	£36,972,177	£39,229,246	£37,712,904
60% LAR - 40% CIR	45%	£29,556,775	£37,543,811	£38,187,862	£39,798,613	£42,067,221	£40,535,270
60% LAR - 40% CIR	50%	£32,756,146	£40,393,036	£41,036,465	£42,654,040	£44,997,544	£43,476,615

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£9,105,482	£11,928,374	£2,558,420	£4,131,067	£8,332,762	£6,804,553
60% LAR - 40% CIR	5%	£6,266,833	£9,472,645	£1,866,433	£3,366,297	£6,333,111	£4,803,111
60% LAR - 40% CIR	10%	£3,287,931	£7,036,902	£7,061,724	£2,223,551	£4,137,519	£2,613,217
60% LAR - 40% CIR	15%	£326,434	£4,622,347	£4,027,624	£11,369,516	£14,041,763	£14,616,031
60% LAR - 40% CIR	20%	£-895,763	£2,214,856	£1,584,136	£14,491,138	£16,875,402	£17,753,598
60% LAR - 40% CIR	25%	£-5,662,028	£-1,913,377	£-1,542,488	£17,127,114	£19,362,600	£19,841,633
60% LAR - 40% CIR	30%	£-8,692,126	£-4,172,671	£-3,820,619	£19,643,389	£22,066,761	£22,574,068
60% LAR - 40% CIR	35%	£-11,727,861	£-6,264,510	£-5,292,720	£22,006,971	£24,867,452	£25,351,865
60% LAR - 40% CIR	40%	£-14,840,670	£-8,254,257	£-6,759,128	£25,411,320	£27,669,389	£28,152,407
60% LAR - 40% CIR	45%	£-17,998,618	£-10,243,814	£-8,187,652	£28,757,156	£30,467,867	£30,954,410
60% LAR - 40% CIR	50%	£-21,195,289	£-12,832,179	£-9,475,609	£31,084,183	£33,336,186	£33,816,758

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£13,895,767	£2,860,912	£2,251,857	£699,218	£1,842,476	£2,614,267
60% LAR - 40% CIR	5%	£10,997,119	£317,646	£-991,582	£1,090,461	£3,869,841	£4,542,851
60% LAR - 40% CIR	10%	£8,078,217	£2,246,767	£2,871,438	£4,433,265	£5,647,334	£7,121,053
60% LAR - 40% CIR	15%	£5,116,720	£-4,831,862	£5,467,338	£7,038,230	£8,251,476	£9,725,745
60% LAR - 40% CIR	20%	£2,130,926	£-7,463,610	£8,094,293	£9,601,849	£11,883,117	£13,363,313
60% LAR - 40% CIR	25%	£-876,740	£-10,123,092	£10,752,203	£12,336,828	£14,872,315	£16,351,347
60% LAR - 40% CIR	30%	£-3,951,846	£-12,622,385	£13,498,733	£15,053,103	£17,296,475	£18,775,780
60% LAR - 40% CIR	35%	£-6,947,016	£-15,064,224	£16,201,065	£17,616,616	£20,077,167	£21,556,971
60% LAR - 40% CIR	40%	£-10,020,386	£-18,363,865	£19,008,842	£20,821,635	£22,878,703	£24,361,761
60% LAR - 40% CIR	45%	£-13,198,632	£-21,192,659	£21,838,720	£23,446,870	£25,707,881	£27,194,527
60% LAR - 40% CIR	50%	£-16,405,093	£-24,041,893	£24,685,323	£26,393,897	£28,545,901	£29,925,472

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£19,558,339	£8,523,483	£7,894,428	£6,321,790	£4,120,095	£3,648,304
60% LAR - 40% CIR	5%	£16,659,690	£5,980,217	£5,353,419	£3,786,424	£1,582,630	£1,119,746
60% LAR - 40% CIR	10%	£13,740,788	£3,415,865	£2,791,133	£1,229,306	£-884,692	£-1,460,365
60% LAR - 40% CIR	15%	£10,779,297	£830,610	£205,233	£-375,698	£-3,588,596	£-4,063,174
60% LAR - 40% CIR	20%	£7,783,077	£-1,891,846	£-1,409,678	£-620,878	£-6,201,878	£-6,703,742
60% LAR - 40% CIR	25%	£4,786,831	£-4,460,520	£-5,090,631	£-8,674,267	£-8,909,743	£-9,388,775
60% LAR - 40% CIR	30%	£1,780,731	£-7,138,613	£-7,797,161	£-10,960,552	£-11,693,504	£-12,171,208
60% LAR - 40% CIR	35%	£-1,224,244	£-9,501,653	£-10,138,113	£-14,014,113	£-14,844,096	£-15,324,008
60% LAR - 40% CIR	40%	£-4,387,813	£-12,701,384	£-13,340,270	£-16,958,463	£-17,713,532	£-18,189,160
60% LAR - 40% CIR	45%	£-7,587,981	£-15,735,093	£-16,174,585	£-19,784,296	£-20,288,510	£-20,761,586
60% LAR - 40% CIR	50%	£-10,766,431	£-18,375,352	£-19,022,752	£-22,601,326	£-22,893,326	£-23,365,801

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
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No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£26,682,721	£18,528,943	£17,999,888	£16,427,248	£14,225,555	£13,753,764
60% LAR - 40% CIR	10%	£26,572,153	£15,874,703	£15,247,905	£13,680,910	£11,487,116	£11,017,018
60% LAR - 40% CIR	15%	£23,441,332	£13,098,378	£12,474,647	£10,912,919	£8,726,260	£8,257,711
60% LAR - 40% CIR	20%	£20,260,430	£10,303,150	£9,680,297	£8,123,165	£5,933,845	£5,459,577
60% LAR - 40% CIR	25%	£17,108,497	£7,486,201	£6,865,038	£5,300,548	£3,093,306	£2,620,326
60% LAR - 40% CIR	30%	£13,888,849	£4,634,377	£4,005,286	£2,433,487	£200,598	£244,916
60% LAR - 40% CIR	35%	£10,648,349	£1,740,302	£1,112,532	£-463,863	£-2,694,581	£-3,172,591
60% LAR - 40% CIR	40%	£7,388,173	£-1,192,174	£-1,528,347	£-3,418,781	£-5,659,287	£-6,143,696
60% LAR - 40% CIR	45%	£4,107,000	£-4,171,911	£-4,311,978	£-6,423,971	£-8,660,939	£-9,164,596
60% LAR - 40% CIR	45%	£765,183	£-7,216,211	£-7,860,271	£-9,470,422	£-11,724,634	£-12,207,679
60% LAR - 40% CIR	50%	£-2,635,761	£-10,286,162	£-10,929,591	£-12,838,165	£-14,795,169	£-15,272,741

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£1,783,007	£9,270,771	£9,869,827	£11,472,468	£13,874,159	£14,148,859
60% LAR - 40% CIR	5%	£1,927,961	£10,039,011	£11,651,808	£14,218,805	£16,912,925	£16,956,697
60% LAR - 40% CIR	10%	£4,455,363	£14,800,337	£15,425,057	£16,986,895	£19,175,454	£19,642,003
60% LAR - 40% CIR	15%	£7,609,284	£17,598,594	£18,219,418	£19,776,550	£21,965,970	£22,440,137
60% LAR - 40% CIR	20%	£10,760,217	£20,413,513	£21,034,076	£22,599,168	£24,865,405	£25,275,358
60% LAR - 40% CIR	25%	£14,010,865	£23,265,337	£23,884,448	£25,467,227	£27,869,116	£28,144,631
60% LAR - 40% CIR	30%	£17,251,385	£26,159,413	£26,787,182	£28,363,577	£30,944,265	£31,072,306
60% LAR - 40% CIR	35%	£20,511,541	£29,091,268	£29,728,051	£31,291,426	£34,059,001	£34,043,411
60% LAR - 40% CIR	40%	£23,782,694	£32,071,528	£32,711,392	£34,323,585	£36,580,654	£37,064,310
60% LAR - 40% CIR	45%	£27,136,531	£35,093,352	£35,768,695	£37,370,137	£39,545,345	£40,107,353
60% LAR - 40% CIR	50%	£30,635,415	£38,165,676	£38,829,385	£40,437,679	£42,669,583	£43,172,455

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£13,343,864	£2,700,066	£1,061,031	£88,391	£2,113,302	£2,588,003
60% LAR - 40% CIR	5%	£10,233,296	£4,464,944	£1,451,808	£14,218,805	£4,841,341	£5,321,636
60% LAR - 40% CIR	10%	£7,102,474	£6,235,480	£3,064,210	£3,426,038	£7,812,587	£8,081,146
60% LAR - 40% CIR	15%	£3,951,573	£8,035,707	£4,868,960	£4,215,063	£10,405,013	£10,879,289
60% LAR - 40% CIR	20%	£770,040	£9,852,656	£6,672,019	£5,008,311	£13,245,001	£13,718,531
60% LAR - 40% CIR	25%	£-2,450,068	£11,704,480	£12,333,591	£5,800,370	£16,108,259	£16,583,774
60% LAR - 40% CIR	30%	£-5,690,008	£14,598,596	£15,228,525	£6,602,720	£19,003,438	£19,511,448
60% LAR - 40% CIR	35%	£-8,950,284	£17,531,001	£16,167,028	£7,412,028	£21,988,144	£22,466,254
60% LAR - 40% CIR	40%	£-12,212,637	£20,510,669	£21,150,535	£22,762,728	£25,019,796	£25,903,453
60% LAR - 40% CIR	45%	£-15,576,678	£23,545,958	£26,165,078	£27,370,137	£28,935,467	£29,546,546
60% LAR - 40% CIR	50%	£-18,974,558	£26,625,019	£27,268,448	£28,877,022	£31,129,008	£31,611,688

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£18,134,150	£7,080,371	£6,451,316	£4,876,677	£2,676,984	£2,205,183
60% LAR - 40% CIR	5%	£15,023,582	£4,326,132	£3,099,334	£2,132,339	£4,456,000	£4,801,684
60% LAR - 40% CIR	10%	£11,892,760	£1,550,806	£906,076	£-408,762	£2,822,312	£3,290,660
60% LAR - 40% CIR	15%	£8,741,609	£-21,245,421	£1,868,275	£3,425,407	£5,614,727	£6,088,895
60% LAR - 40% CIR	20%	£5,590,901	£-44,052,370	£4,003,033	£5,248,025	£8,465,265	£9,028,245
60% LAR - 40% CIR	25%	£2,340,278	£-66,814,185	£7,543,300	£3,118,084	£11,317,973	£11,793,489
60% LAR - 40% CIR	30%	£-9,000,222	£-89,608,270	£10,436,038	£4,012,434	£14,243,152	£14,721,183
60% LAR - 40% CIR	35%	£-14,162,366	£-112,740,745	£13,374,014	£4,967,152	£17,207,668	£17,682,266
60% LAR - 40% CIR	40%	£-19,441,551	£-135,729,383	£16,360,249	£5,972,442	£20,229,511	£20,713,169
60% LAR - 40% CIR	45%	£-24,763,398	£-158,764,792	£19,408,653	£7,011,694	£23,277,205	£23,759,251
60% LAR - 40% CIR	50%	£-30,184,272	£-181,834,734	£22,473,163	£8,086,738	£26,358,740	£26,821,312

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£23,796,721	£12,742,943	£12,113,888	£10,541,248	£8,336,555	£7,867,764
60% LAR - 40% CIR	5%	£20,686,153	£9,888,703	£9,381,905	£7,784,810	£5,601,116	£5,131,918
60% LAR - 40% CIR	10%	£17,555,332	£7,213,378	£6,588,847	£5,026,819	£2,840,280	£2,371,711
60% LAR - 40% CIR	15%	£14,404,430	£4,417,150	£3,794,297	£2,237,165	£147,845	£-668,420
60% LAR - 40% CIR	20%	£11,223,497	£1,602,201	£979,038	£-469,464	£-787,864	£-2,068,474
60% LAR - 40% CIR	25%	£8,002,845	£-1,251,623	£1,080,734	£-3,453,913	£-5,655,892	£-6,130,915
60% LAR - 40% CIR	30%	£4,782,349	£-4,145,698	£-4,773,408	£-5,349,983	£-8,060,591	£-8,538,091
60% LAR - 40% CIR	35%	£1,560,173	£-7,859,173	£-7,174,147	£-7,304,173	£-11,544,267	£-12,021,086
60% LAR - 40% CIR	40%	£-1,778,989	£-10,597,817	£-10,697,678	£-9,309,671	£-14,569,339	£-15,050,398
60% LAR - 40% CIR	45%	£-5,120,817	£-13,402,613	£-13,746,677	£-12,446,612	£-17,610,624	£-18,093,679
60% LAR - 40% CIR	50%	£-8,511,201	£-16,172,165	£-16,615,961	£-16,454,165	£-20,676,106	£-21,168,741

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
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No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£33,921,104	£22,848,402	£22,219,348	£20,646,708	£18,445,014	£17,973,223
60% LAR - 40% CIR	5%	£30,598,617	£19,883,189	£19,256,391	£17,689,396	£15,495,803	£15,025,505
60% LAR - 40% CIR	10%	£27,255,876	£16,896,862	£16,272,160	£14,710,332	£12,553,773	£12,055,224
60% LAR - 40% CIR	15%	£23,893,056	£13,889,690	£13,266,837	£11,709,705	£9,529,719	£9,062,580
60% LAR - 40% CIR	20%	£20,510,331	£10,861,768	£10,240,606	£8,687,701	£6,513,834	£6,043,150
60% LAR - 40% CIR	25%	£17,104,888	£7,813,306	£7,193,650	£5,641,386	£3,439,496	£2,967,862
60% LAR - 40% CIR	30%	£13,649,967	£4,735,273	£4,107,503	£2,538,080	£340,886	£131,923
60% LAR - 40% CIR	35%	£10,175,389	£1,605,788	£980,175	£-595,303	£-2,821,910	£-3,299,040
60% LAR - 40% CIR	40%	£6,681,313	£-1,565,523	£-3,788,671	£-5,002,347	£-6,116,004	£-6,516,004
60% LAR - 40% CIR	45%	£3,156,614	£-4,788,335	£-5,432,395	£-7,042,546	£-9,296,758	£-9,779,803
60% LAR - 40% CIR	50%	£-428,591	£-8,079,991	£-8,722,430	£-10,331,695	£-12,583,698	£-13,065,589

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£6,021,360	£5,051,313	£5,080,368	£7,353,006	£5,854,700	£9,808,407
60% LAR - 40% CIR	5%	£2,698,903	£8,016,826	£8,863,224	£10,219,318	£12,465,111	£12,874,210
60% LAR - 40% CIR	10%	£843,838	£11,002,823	£11,627,554	£13,189,382	£15,375,941	£15,844,480
60% LAR - 40% CIR	15%	£4,006,659	£14,010,024	£14,632,677	£16,160,610	£18,369,995	£18,837,135
60% LAR - 40% CIR	20%	£7,366,364	£17,033,947	£17,658,108	£19,632,046	£21,856,564	£22,324,604
60% LAR - 40% CIR	25%	£10,794,848	£20,088,408	£20,708,064	£22,258,329	£24,460,218	£24,928,052
60% LAR - 40% CIR	30%	£14,249,747	£23,164,442	£23,782,211	£25,361,635	£27,569,808	£28,037,637
60% LAR - 40% CIR	35%	£17,724,265	£26,259,258	£26,878,539	£28,465,017	£30,174,625	£30,642,454
60% LAR - 40% CIR	40%	£21,218,401	£29,385,238	£29,999,423	£31,568,385	£33,282,961	£33,750,789
60% LAR - 40% CIR	45%	£24,714,100	£32,559,698	£33,166,165	£34,669,862	£36,389,412	£36,857,217
60% LAR - 40% CIR	50%	£28,218,215	£35,787,716	£36,392,145	£37,769,319	£39,492,722	£39,960,284

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£17,582,247	£6,909,544	£5,080,489	£4,307,881	£2,106,157	£1,834,366
60% LAR - 40% CIR	5%	£14,259,760	£3,544,332	£1,360,538	£-369,394	£-1,818,885	£-2,148,885
60% LAR - 40% CIR	10%	£10,917,019	£558,034	£-696,897	£-1,828,526	£-3,815,084	£-4,283,633
60% LAR - 40% CIR	15%	£7,554,199	£2,449,187	£3,072,920	£4,559,152	£8,899,138	£7,276,278
60% LAR - 40% CIR	20%	£4,171,473	£4,988,619	£7,861,178	£12,861,198	£19,663,229	£17,029,707
60% LAR - 40% CIR	25%	£766,011	£8,525,551	£9,145,207	£10,897,472	£12,899,361	£13,371,168
60% LAR - 40% CIR	30%	£2,888,889	£11,603,594	£12,231,354	£13,900,718	£15,967,911	£16,470,769
60% LAR - 40% CIR	35%	£5,163,466	£14,724,266	£15,388,160	£16,924,100	£18,106,767	£18,637,296
60% LAR - 40% CIR	40%	£9,557,544	£17,904,381	£18,539,568	£20,127,528	£22,271,204	£22,854,861
60% LAR - 40% CIR	45%	£14,162,243	£21,145,423	£22,771,053	£23,367,493	£25,515,915	£26,116,690
60% LAR - 40% CIR	50%	£18,767,358	£24,417,858	£25,661,287	£26,669,862	£28,821,985	£29,454,437

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£22,372,532	£1,299,830	£10,670,775	£9,098,137	£6,896,442	£6,424,851
60% LAR - 40% CIR	5%	£19,050,045	£8,334,817	£7,707,819	£6,140,824	£3,947,032	£3,476,933
60% LAR - 40% CIR	10%	£15,707,305	£5,348,320	£4,723,589	£3,161,761	£975,201	£506,653
60% LAR - 40% CIR	15%	£12,344,484	£2,341,119	£1,718,305	£181,133	£-2,018,892	£-2,486,862
60% LAR - 40% CIR	20%	£9,081,759	£-689,824	£-1,897,098	£-2,869,871	£-5,004,608	£-5,404,421
60% LAR - 40% CIR	25%	£5,556,297	£4,735,263	£4,354,922	£3,807,196	£3,109,073	£3,580,909
60% LAR - 40% CIR	30%	£2,101,390	£8,613,299	£7,441,090	£5,010,692	£4,107,685	£4,680,486
60% LAR - 40% CIR	35%	£-14,162,243	£9,601,783	£10,568,366	£12,540,743	£14,570,402	£14,941,816
60% LAR - 40% CIR	40%	£-44,867,258	£13,114,099	£13,749,289	£15,337,242	£17,580,918	£18,084,975
60% LAR - 40% CIR	45%	£-59,91,957	£16,336,006	£16,891,117	£18,691,117	£20,945,329	£21,328,374
60% LAR - 40% CIR	50%	£-11,877,072	£19,627,873	£20,271,082	£21,879,576	£24,131,578	£24,614,151

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£28,035,104	£16,962,402	£16,333,346	£14,760,708	£12,559,014	£12,087,223
60% LAR - 40% CIR	5%	£24,712,617	£13,897,189	£13,370,391	£11,803,396	£9,869,863	£9,339,805
60% LAR - 40% CIR	10%	£21,369,879	£11,010,892	£10,386,160	£8,824,332	£8,637,773	£8,169,224
60% LAR - 40% CIR	15%	£18,007,056	£8,003,690	£7,380,637	£5,823,705	£5,643,719	£5,176,580
60% LAR - 40% CIR	20%	£14,624,331	£4,975,768	£4,354,608	£2,801,701	£2,627,634	£2,157,150
60% LAR - 40% CIR	25%	£11,218,898	£1,927,306	£1,307,650	£-294,614	£-2,486,564	£-2,918,335
60% LAR - 40% CIR	30%	£7,783,967	£-1,198,727	£-1,778,497	£-3,247,560	£-5,545,115	£-6,017,623
60% LAR - 40% CIR	35%	£4,298,389	£-2,479,826	£-3,005,826	£-4,461,303	£-6,707,819	£-7,186,460
60% LAR - 40% CIR	40%	£795,313	£-3,751,523	£-4,080,708	£-5,074,871	£-7,019,347	£-7,492,004
60% LAR - 40% CIR	45%	£-2,728,898	£-5,014,456	£-5,318,355	£-6,128,546	£-8,155,206	£-8,635,603
60% LAR - 40% CIR	50%	£-6,314,901	£-6,265,901	£-6,408,430	£-7,417,005	£-9,469,008	£-9,941,860

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
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No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£38,159,486	£27,025,175	£26,405,574	£24,856,570	£22,854,473	£22,192,681
60% LAR - 40% CIR	5%	£34,625,080	£23,877,270	£23,259,891	£21,697,882	£19,504,089	£19,033,990
60% LAR - 40% CIR	10%	£31,070,419	£20,894,405	£20,269,873	£18,507,845	£16,321,287	£15,852,737
60% LAR - 40% CIR	15%	£27,495,680	£17,476,230	£16,853,377	£15,296,245	£13,116,260	£12,646,120
60% LAR - 40% CIR	20%	£23,901,037	£14,237,335	£13,616,173	£12,063,268	£9,889,201	£9,423,330
60% LAR - 40% CIR	25%	£20,286,663	£10,977,901	£10,358,244	£8,809,104	£6,640,306	£6,175,363
60% LAR - 40% CIR	30%	£16,651,585	£7,698,109	£7,079,775	£5,533,051	£3,335,858	£2,865,030
60% LAR - 40% CIR	35%	£12,962,605	£4,387,832	£3,761,219	£2,154,689	£1,545	£475,561
60% LAR - 40% CIR	40%	£9,254,128	£1,025,123	£399,463	£1,182,394	£-3,405,531	£-3,881,920
60% LAR - 40% CIR	45%	£5,528,330	£-239,875	£-3,029,050	£-4,614,669	£-8,958,981	£-7,351,926
60% LAR - 40% CIR	50%	£1,751,967	£-5,871,849	£-6,815,271	£-8,123,844	£-10,375,848	£-10,856,420

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£10,259,772	£974,839	£1,464,141	£3,043,144	£5,235,241	£5,707,033
60% LAR - 40% CIR	5%	£8,725,395	£4,025,445	£4,609,824	£9,301,802	£9,865,424	£9,865,424
60% LAR - 40% CIR	10%	£3,170,705	£7,205,310	£7,830,041	£9,391,869	£11,578,427	£12,046,977
60% LAR - 40% CIR	15%	£464,934	£10,423,484	£11,046,537	£12,903,489	£14,763,495	£15,250,595
60% LAR - 40% CIR	20%	£3,968,074	£13,662,379	£14,284,541	£16,038,466	£18,016,413	£18,476,364
60% LAR - 40% CIR	25%	£7,613,052	£16,921,813	£17,541,470	£19,090,610	£21,259,408	£21,724,151
60% LAR - 40% CIR	30%	£11,248,128	£20,201,095	£20,819,938	£22,365,864	£24,563,867	£25,034,684
60% LAR - 40% CIR	35%	£14,937,199	£23,511,856	£24,138,959	£25,438,055	£27,698,179	£28,175,275
60% LAR - 40% CIR	40%	£18,643,588	£26,874,592	£27,500,231	£29,382,598	£31,302,245	£31,781,834
60% LAR - 40% CIR	45%	£22,373,384	£30,283,293	£30,877,771	£33,414,383	£34,766,595	£35,251,640
60% LAR - 40% CIR	50%	£26,147,747	£33,771,855	£34,444,985	£36,923,588	£38,275,562	£38,768,134

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£21,820,629	£10,686,318	£10,066,717	£8,517,713	£6,325,616	£5,853,824
60% LAR - 40% CIR	5%	£18,286,223	£7,538,415	£6,921,024	£5,369,026	£3,149,232	£2,686,133
60% LAR - 40% CIR	10%	£14,731,562	£4,355,547	£3,730,816	£2,168,988	£1,879	£486,120
60% LAR - 40% CIR	15%	£11,156,823	£1,137,373	£514,520	£1,043,612	£3,222,268	£3,699,737
60% LAR - 40% CIR	20%	£7,562,190	£-2,222,894	£-2,222,894	£4,275,089	£9,449,608	£9,913,927
60% LAR - 40% CIR	25%	£3,947,805	£-5,360,555	£-5,360,555	£7,529,753	£3,899,551	£10,163,294
60% LAR - 40% CIR	30%	£312,728	£-8,640,746	£-8,640,746	£9,269,082	£15,002,568	£15,474,825
60% LAR - 40% CIR	35%	£3,242,426	£-11,961,025	£-11,961,025	£14,144,158	£18,507,519	£18,974,419
60% LAR - 40% CIR	40%	£7,584,729	£-15,313,734	£-15,313,734	£17,521,247	£19,744,388	£20,220,777
60% LAR - 40% CIR	45%	£16,016,527	£-18,664,932	£-18,664,932	£20,955,526	£22,807,719	£23,289,793
60% LAR - 40% CIR	50%	£24,886,890	£-22,016,898	£-22,016,898	£24,462,701	£26,514,705	£27,002,277

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£26,610,915	£15,476,604	£14,857,002	£13,307,998	£11,115,902	£10,644,110
60% LAR - 40% CIR	5%	£26,739,080	£17,991,270	£17,373,891	£15,811,862	£7,295,518	£7,485,419
60% LAR - 40% CIR	10%	£19,521,848	£9,145,833	£8,521,102	£8,959,274	£4,772,715	£4,304,160
60% LAR - 40% CIR	15%	£15,947,109	£5,527,899	£5,304,806	£3,747,674	£1,587,698	£1,100,548
60% LAR - 40% CIR	20%	£12,362,466	£2,098,793	£2,087,602	£14,687	£1,469,369	£4,154,281
60% LAR - 40% CIR	25%	£8,738,091	£-1,970,871	£-1,190,327	£2,738,464	£4,959,266	£5,373,008
60% LAR - 40% CIR	30%	£5,103,014	£-5,636,482	£-5,468,795	£3,015,521	£9,212,714	£9,693,941
60% LAR - 40% CIR	35%	£1,414,034	£-10,160,738	£-10,160,738	£7,797,205	£11,547,507	£12,024,135
60% LAR - 40% CIR	40%	£-2,294,443	£-10,523,449	£-11,149,089	£12,730,555	£14,854,103	£15,430,491
60% LAR - 40% CIR	45%	£6,022,241	£-13,842,246	£-14,478,035	£16,163,241	£18,817,452	£19,393,697
60% LAR - 40% CIR	50%	£9,785,604	£-17,425,412	£-19,063,842	£19,872,415	£21,504,419	£22,405,892

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£32,273,486	£21,138,175	£20,519,574	£18,778,670	£16,778,473	£16,306,681
60% LAR - 40% CIR	5%	£28,739,080	£17,991,270	£17,373,891	£15,811,862	£13,818,698	£13,147,995
60% LAR - 40% CIR	10%	£25,184,419	£14,808,405	£14,183,673	£12,621,845	£10,435,287	£9,966,737
60% LAR - 40% CIR	15%	£21,609,680	£11,590,230	£10,967,377	£9,410,245	£7,230,260	£6,763,730
60% LAR - 40% CIR	20%	£18,015,037	£8,351,335	£7,730,173	£8,177,268	£5,003,261	£4,537,330
60% LAR - 40% CIR	25%	£14,400,663	£5,091,801	£4,472,264	£6,223,104	£2,734,306	£2,893,563
60% LAR - 40% CIR	30%	£10,785,585	£1,517,109	£1,137,775	£3,932,881	£2,850,742	£3,020,076
60% LAR - 40% CIR	35%	£7,076,605	£-1,944,148	£-1,561,761	£2,461,517	£3,864,405	£4,391,861
60% LAR - 40% CIR	40%	£3,368,128	£-4,860,877	£-4,486,517	£7,269,384	£9,291,531	£9,767,520
60% LAR - 40% CIR	45%	£-1,969,890	£-9,771,875	£-9,400,709	£10,550,675	£12,254,881	£12,731,560
60% LAR - 40% CIR	50%	£4,134,023	£-11,757,850	£-12,601,271	£14,000,044	£16,391,588	£16,874,420

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
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No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£42,302,130	£31,195,765	£30,576,184	£29,027,180	£26,858,575	£26,393,875
60% LAR - 40% CIR	10%	£38,651,543	£27,839,349	£27,221,971	£25,678,526	£23,512,575	£23,042,476
60% LAR - 40% CIR	15%	£34,884,964	£24,462,143	£23,846,802	£22,305,358	£20,118,800	£19,650,251
60% LAR - 40% CIR	20%	£31,098,305	£21,062,770	£20,439,918	£18,882,785	£16,702,800	£16,235,660
60% LAR - 40% CIR	25%	£27,291,742	£17,612,502	£16,991,740	£15,438,835	£13,264,768	£12,798,897
60% LAR - 40% CIR	30%	£23,665,450	£14,142,495	£13,522,839	£11,973,098	£9,804,500	£9,340,158
60% LAR - 40% CIR	35%	£19,619,602	£10,651,731	£10,033,397	£8,487,560	£6,323,388	£5,859,637
60% LAR - 40% CIR	40%	£15,749,822	£7,140,792	£6,523,596	£4,975,733	£2,762,589	£2,312,630
60% LAR - 40% CIR	45%	£11,265,944	£3,592,240	£2,966,602	£1,402,504	£795,243	£1,276,632
60% LAR - 40% CIR	45%	£7,884,744	£4,578	£638,959	£2,224,911	£4,445,245	£4,924,050
60% LAR - 40% CIR	50%	£3,923,491	£3,676,441	£4,310,200	£1,566,884	£8,168,687	£8,691,259

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£14,492,416	£13,296,071	£12,676,470	£11,127,466	£1,941,138	£1,509,839
60% LAR - 40% CIR	5%	£10,751,820	£8,985,986	£8,377,144	£7,391,198	£4,947,125	£4,487,238
60% LAR - 40% CIR	10%	£6,985,250	£4,337,571	£4,052,912	£3,594,356	£1,790,914	£1,429,463
60% LAR - 40% CIR	15%	£3,198,591	£9,838,944	£7,450,796	£3,916,929	£1,190,914	£1,164,054
60% LAR - 40% CIR	20%	£67,977	£10,268,812	£7,007,474	£1,007,070	£14,634,346	£15,100,617
60% LAR - 40% CIR	25%	£4,434,264	£13,757,219	£14,378,875	£15,926,016	£18,094,814	£18,559,557
60% LAR - 40% CIR	30%	£8,280,112	£17,247,993	£17,868,317	£19,412,155	£21,276,326	£22,040,077
60% LAR - 40% CIR	35%	£2,146,860	£23,758,924	£24,378,119	£22,393,393	£25,117,126	£25,991,066
60% LAR - 40% CIR	40%	£18,072,771	£24,307,474	£24,933,112	£26,487,210	£28,698,958	£29,175,348
60% LAR - 40% CIR	45%	£25,014,970	£27,854,293	£28,538,674	£33,124,425	£32,348,695	£33,023,750
60% LAR - 40% CIR	50%	£23,876,313	£31,576,165	£32,209,915	£33,816,389	£36,968,401	£36,565,674

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£26,053,273	£14,856,929	£14,237,327	£12,688,323	£10,519,718	£10,055,018
60% LAR - 40% CIR	5%	£22,312,686	£11,500,114	£10,883,114	£9,339,660	£7,173,718	£6,703,419
60% LAR - 40% CIR	10%	£18,546,107	£8,123,286	£7,507,945	£5,966,501	£5,779,943	£5,311,394
60% LAR - 40% CIR	15%	£14,759,448	£4,723,913	£4,101,061	£2,543,928	£3,943	£3,163,197
60% LAR - 40% CIR	20%	£10,952,085	£3,274,043	£2,642,862	£1,047,881	£2,977,685	£3,138,060
60% LAR - 40% CIR	25%	£7,126,593	£2,196,362	£2,816,016	£4,363,159	£3,533,567	£4,998,699
60% LAR - 40% CIR	30%	£3,280,745	£5,897,126	£6,305,460	£7,851,268	£10,015,469	£10,476,220
60% LAR - 40% CIR	35%	£2,669,426	£3,188,066	£3,363,124	£4,916,321	£13,558,268	£14,026,220
60% LAR - 40% CIR	40%	£4,511,914	£12,748,817	£13,372,255	£14,536,533	£17,138,100	£17,614,489
60% LAR - 40% CIR	45%	£6,454,112	£16,343,433	£17,077,817	£20,558,158	£22,708,102	£23,252,897
60% LAR - 40% CIR	50%	£12,415,456	£20,015,298	£20,649,687	£22,285,542	£24,587,544	£24,990,117

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£30,843,558	£19,647,214	£19,027,613	£17,478,609	£15,310,004	£14,845,303
60% LAR - 40% CIR	5%	£27,102,971	£16,290,777	£15,673,399	£14,129,055	£11,964,003	£11,493,905
60% LAR - 40% CIR	10%	£23,336,362	£12,913,572	£12,298,231	£10,796,787	£8,570,228	£8,101,680
60% LAR - 40% CIR	15%	£19,540,734	£9,514,199	£8,891,347	£7,334,214	£5,154,226	£4,687,088
60% LAR - 40% CIR	20%	£15,743,171	£6,094,331	£5,443,189	£3,880,284	£1,716,197	£1,250,326
60% LAR - 40% CIR	25%	£11,918,878	£2,993,924	£1,974,267	£425,127	£1,743,671	£2,208,414
60% LAR - 40% CIR	30%	£8,071,030	£1,699,680	£1,616,176	£3,081,912	£3,225,193	£3,688,914
60% LAR - 40% CIR	35%	£4,301,250	£3,017,765	£3,024,079	£4,512,638	£5,761,863	£6,225,042
60% LAR - 40% CIR	40%	£2,778,372	£7,558,331	£8,581,970	£10,146,587	£12,347,815	£12,824,203
60% LAR - 40% CIR	45%	£2,655,967	£11,053,159	£12,171,531	£13,373,455	£15,993,916	£16,472,652
60% LAR - 40% CIR	50%	£7,625,170	£15,225,812	£15,858,772	£17,465,285	£19,717,258	£20,195,831

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£36,506,130	£25,309,785	£24,890,184	£23,141,180	£20,972,575	£20,507,875
60% LAR - 40% CIR	5%	£32,765,543	£21,953,349	£21,335,971	£19,792,326	£17,626,575	£17,156,476
60% LAR - 40% CIR	10%	£28,999,964	£18,576,143	£17,960,802	£16,419,350	£14,232,800	£13,764,251
60% LAR - 40% CIR	15%	£25,212,305	£15,176,770	£14,553,918	£12,986,785	£10,816,800	£10,346,660
60% LAR - 40% CIR	20%	£21,405,742	£11,726,902	£11,105,740	£9,562,835	£8,392,900	£7,912,897
60% LAR - 40% CIR	25%	£17,579,450	£8,296,495	£7,636,839	£8,087,098	£3,918,900	£3,454,158
60% LAR - 40% CIR	30%	£13,733,602	£4,769,731	£4,147,387	£2,601,560	£1,427,365	£1,256,863
60% LAR - 40% CIR	35%	£9,883,827	£1,254,792	£937,896	£94,497	£1,164,411	£1,573,570
60% LAR - 40% CIR	40%	£5,940,944	£2,239,769	£2,919,398	£4,483,496	£3,883,243	£4,161,632
60% LAR - 40% CIR	45%	£2,696,774	£6,696,475	£6,564,266	£11,110,911	£10,351,245	£10,814,060
60% LAR - 40% CIR	50%	£1,966,266	£9,052,441	£9,052,441	£11,802,084	£14,654,387	£14,587,269

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£15,182,862	£10,811,039	£10,779,782	£10,835,115	£10,420,577	£10,375,677
60% LAR - 40% CIR	5%	£14,474,149	£10,234,486	£10,203,229	£10,263,560	£9,844,024	£9,799,124
60% LAR - 40% CIR	10%	£11,795,605	£9,657,934	£9,626,676	£9,687,008	£9,267,472	£9,222,572
60% LAR - 40% CIR	15%	£11,117,060	£9,081,381	£9,050,124	£9,100,456	£8,680,920	£8,640,019
60% LAR - 40% CIR	20%	£10,438,516	£8,504,828	£8,473,572	£8,523,903	£8,114,387	£8,069,487
60% LAR - 40% CIR	25%	£9,759,971	£7,928,275	£7,897,019	£7,947,350	£7,537,814	£7,492,914
60% LAR - 40% CIR	30%	£9,081,426	£7,351,723	£7,320,466	£7,370,798	£6,961,262	£6,916,361
60% LAR - 40% CIR	35%	£8,402,883	£6,775,170	£6,743,913	£6,794,245	£6,384,709	£6,339,808
60% LAR - 40% CIR	40%	£7,724,339	£6,198,617	£6,167,361	£6,217,692	£5,808,166	£5,763,266
60% LAR - 40% CIR	45%	£7,045,794	£5,622,064	£5,590,808	£5,641,139	£5,231,603	£5,186,703
60% LAR - 40% CIR	50%	£6,367,250	£5,045,513	£5,014,255	£5,064,587	£4,655,051	£4,610,150

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£2,387,792	£1,048,139	£1,014,882	£965,213	£955,677	£910,777
60% LAR - 40% CIR	5%	£2,729,249	£499,586	£138,329	£289,680	£19,124	£24,224
60% LAR - 40% CIR	10%	£2,036,705	£139,966	£138,224	£287,892	£487,428	£442,328
60% LAR - 40% CIR	15%	£1,352,160	£883,516	£174,776	£484,444	£1,573,896	£1,118,881
60% LAR - 40% CIR	20%	£673,616	£1,260,017	£1,291,328	£1,440,917	£2,656,438	£1,686,438
60% LAR - 40% CIR	25%	£4,929	£1,636,625	£1,867,381	£2,017,559	£2,227,088	£2,271,988
60% LAR - 40% CIR	30%	£693,472	£2,416,177	£2,444,434	£2,656,103	£2,601,638	£2,646,538
60% LAR - 40% CIR	35%	£1,362,017	£3,268,730	£3,020,887	£3,170,655	£3,380,161	£3,425,062
60% LAR - 40% CIR	40%	£2,040,581	£4,596,283	£4,597,538	£4,747,208	£3,936,744	£4,001,644
60% LAR - 40% CIR	45%	£2,719,145	£4,140,836	£4,174,092	£4,633,761	£4,633,297	£4,678,197
60% LAR - 40% CIR	50%	£3,397,659	£4,719,387	£4,769,645	£4,905,313	£4,169,548	£4,164,750

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

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£7,434,092	£5,092,439	£5,061,182	£4,911,513	£4,761,977	£4,657,077
60% LAR - 40% CIR	5%	£9,726,549	£4,513,896	£4,484,620	£4,334,960	£4,125,424	£4,080,524
60% LAR - 40% CIR	10%	£6,077,006	£3,939,334	£3,908,076	£3,758,408	£3,548,872	£3,503,972
60% LAR - 40% CIR	15%	£3,398,460	£3,362,781	£3,331,524	£3,181,856	£2,972,320	£2,927,419
60% LAR - 40% CIR	20%	£4,719,916	£2,786,228	£2,754,972	£2,605,303	£2,395,767	£2,350,867
60% LAR - 40% CIR	25%	£4,041,371	£2,209,675	£2,178,419	£2,028,750	£1,819,214	£1,774,314
60% LAR - 40% CIR	30%	£3,362,828	£1,633,123	£1,601,866	£1,452,198	£1,242,662	£1,197,762
60% LAR - 40% CIR	35%	£1,684,283	£1,056,570	£1,025,313	£875,545	£666,009	£621,109
60% LAR - 40% CIR	40%	£2,006,738	£140,017	£148,761	£299,062	£96,556	£141,656
60% LAR - 40% CIR	45%	£1,327,194	£1,686,625	£1,686,625	£1,686,625	£1,686,625	£1,686,625
60% LAR - 40% CIR	50%	£848,650	£2,673,087	£2,644,345	£2,644,345	£2,644,345	£2,644,345

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

£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£8,110,692	£6,769,039	£6,737,782	£6,588,113	£6,378,577	£6,333,677
60% LAR - 40% CIR	5%	£9,432,149	£6,192,486	£6,161,229	£6,011,560	£5,802,024	£5,757,124
60% LAR - 40% CIR	10%	£7,753,605	£5,615,934	£5,584,676	£5,435,008	£5,225,472	£5,180,572
60% LAR - 40% CIR	15%	£7,075,060	£5,039,381	£5,008,124	£4,858,456	£4,648,920	£4,604,019
60% LAR - 40% CIR	20%	£6,396,516	£4,462,828	£4,431,572	£4,281,903	£4,072,367	£4,027,467
60% LAR - 40% CIR	25%	£5,717,971	£3,886,275	£3,855,019	£3,705,350	£3,495,814	£3,450,914
60% LAR - 40% CIR	30%	£5,039,426	£3,309,723	£3,278,466	£3,128,798	£2,919,262	£2,874,361
60% LAR - 40% CIR	35%	£4,360,883	£2,733,170	£2,701,913	£2,552,245	£2,342,709	£2,297,808
60% LAR - 40% CIR	40%	£3,682,339	£2,156,617	£2,125,361	£1,975,692	£1,766,156	£1,721,256
60% LAR - 40% CIR	45%	£3,003,794	£1,580,064	£1,548,808	£1,399,139	£1,189,603	£1,144,703
60% LAR - 40% CIR	50%	£2,325,250	£1,003,513	£972,265	£822,587	£613,051	£568,150

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

£20,891,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£11,092,592	£8,750,939	£8,719,682	£8,570,013	£8,360,477	£8,315,577
60% LAR - 40% CIR	5%	£10,414,049	£8,174,386	£8,143,129	£7,993,466	£7,783,930	£7,739,030
60% LAR - 40% CIR	10%	£9,735,505	£7,597,834	£7,566,576	£7,416,908	£7,207,372	£7,162,472
60% LAR - 40% CIR	15%	£9,056,960	£7,021,281	£6,990,024	£6,840,356	£6,630,820	£6,585,919
60% LAR - 40% CIR	20%	£8,378,416	£6,444,728	£6,413,472	£6,263,803	£6,054,267	£6,009,367
60% LAR - 40% CIR	25%	£7,699,871	£5,868,175	£5,836,919	£5,687,250	£5,477,714	£5,432,814
60% LAR - 40% CIR	30%	£7,021,328	£5,291,623	£5,260,366	£5,110,698	£4,901,162	£4,856,261
60% LAR - 40% CIR	35%	£6,342,783	£4,715,070	£4,683,813	£4,534,145	£4,324,609	£4,279,708
60% LAR - 40% CIR	40%	£5,664,239	£4,138,517	£4,107,261	£3,957,592	£3,748,056	£3,703,156
60% LAR - 40% CIR	45%	£4,985,694	£3,561,964	£3,530,708	£3,381,039	£3,171,503	£3,126,603
60% LAR - 40% CIR	50%	£4,307,150	£2,985,413	£2,954,155	£2,804,487	£2,594,951	£2,550,050

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£13,882,541	£12,885,508	£12,949,251	£12,499,362	£12,260,047	£12,245,146
60% LAR - 40% CIR	10%	£14,275,004	£12,010,482	£11,979,225	£11,820,596	£11,650,020	£11,575,120
60% LAR - 40% CIR	15%	£13,505,468	£11,340,456	£11,309,199	£11,150,530	£10,949,994	£10,905,094
60% LAR - 40% CIR	20%	£12,731,031	£10,670,430	£10,639,172	£10,480,504	£10,279,968	£10,235,068
60% LAR - 40% CIR	25%	£11,958,394	£10,000,404	£9,969,146	£9,810,478	£9,609,942	£9,565,042
60% LAR - 40% CIR	30%	£11,184,857	£9,330,378	£9,299,120	£9,140,402	£8,939,866	£8,895,015
60% LAR - 40% CIR	35%	£10,411,321	£8,660,351	£8,629,094	£8,470,426	£8,269,890	£8,224,989
60% LAR - 40% CIR	40%	£9,637,784	£7,990,325	£7,959,068	£7,800,399	£7,599,863	£7,554,963
60% LAR - 40% CIR	45%	£8,864,247	£7,320,299	£7,289,042	£7,130,373	£6,929,838	£6,884,938
60% LAR - 40% CIR	50%	£8,090,711	£6,650,273	£6,619,016	£6,460,348	£6,259,812	£6,214,912
60% LAR - 40% CIR	55%	£7,317,174	£5,980,247	£5,949,990	£5,790,322	£5,589,786	£5,544,885

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£5,287,641	£2,915,608	£2,884,351	£2,734,682	£2,525,147	£2,480,246
60% LAR - 40% CIR	5%	£4,514,104	£2,245,582	£2,214,325	£2,064,656	£1,855,120	£1,810,220
60% LAR - 40% CIR	10%	£3,740,568	£1,575,556	£1,544,299	£1,394,630	£1,185,094	£1,140,194
60% LAR - 40% CIR	15%	£2,967,031	£905,530	£874,272	£724,604	£515,068	£470,168
60% LAR - 40% CIR	20%	£2,193,494	£235,504	£204,246	£54,576	£14,000	£1,149,688
60% LAR - 40% CIR	25%	£1,419,957	£434,222	£469,780	£915,446	£251,946	£251,946
60% LAR - 40% CIR	30%	£566,421	£1,044,596	£1,059,608	£1,505,002	£1,950,496	£1,950,496
60% LAR - 40% CIR	35%	£109,116	£1,774,575	£1,774,575	£1,555,501	£2,165,037	£2,209,507
60% LAR - 40% CIR	40%	£490,653	£2,444,801	£2,476,858	£2,625,527	£2,835,062	£2,879,962
60% LAR - 40% CIR	45%	£1,474,188	£3,114,827	£3,146,884	£3,396,362	£3,606,896	£3,649,888
60% LAR - 40% CIR	50%	£2,447,728	£3,784,653	£3,816,914	£3,965,878	£4,176,114	£4,220,015

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

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£9,333,941	£5,961,908	£5,930,651	£5,780,982	£5,571,247	£5,526,546
60% LAR - 40% CIR	5%	£8,560,404	£5,291,882	£5,260,625	£5,110,956	£4,901,420	£4,856,520
60% LAR - 40% CIR	10%	£7,786,868	£4,621,856	£4,590,599	£4,440,930	£4,231,394	£4,186,494
60% LAR - 40% CIR	15%	£7,013,331	£4,951,830	£4,920,572	£4,770,904	£4,561,368	£4,516,468
60% LAR - 40% CIR	20%	£6,239,794	£4,281,804	£4,250,546	£4,100,878	£3,891,342	£3,846,442
60% LAR - 40% CIR	25%	£5,466,257	£3,611,778	£3,580,520	£3,430,852	£3,221,316	£3,176,416
60% LAR - 40% CIR	30%	£4,692,721	£2,941,751	£2,910,494	£2,760,826	£2,551,290	£2,506,390
60% LAR - 40% CIR	35%	£3,919,184	£2,271,725	£2,240,468	£2,090,799	£1,881,263	£1,836,363
60% LAR - 40% CIR	40%	£3,145,647	£1,601,699	£1,570,442	£1,420,773	£1,211,238	£1,166,338
60% LAR - 40% CIR	45%	£2,372,111	£931,673	£900,416	£750,748	£541,212	£496,312
60% LAR - 40% CIR	50%	£1,598,574	£261,647	£230,390	£89,722	£128,814	£173,715

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

£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£11,010,541	£5,638,508	£5,607,251	£5,457,582	£5,248,047	£5,203,146
60% LAR - 40% CIR	5%	£10,237,004	£4,968,482	£4,937,225	£4,787,556	£4,578,020	£4,533,120
60% LAR - 40% CIR	10%	£9,463,468	£4,298,456	£4,267,199	£4,117,530	£3,907,994	£3,863,094
60% LAR - 40% CIR	15%	£8,689,931	£3,628,430	£3,597,172	£3,447,504	£3,237,968	£3,193,068
60% LAR - 40% CIR	20%	£7,916,394	£2,958,404	£2,927,146	£2,777,478	£2,567,942	£2,523,042
60% LAR - 40% CIR	25%	£7,142,857	£2,288,378	£2,257,120	£2,107,452	£1,897,916	£1,853,016
60% LAR - 40% CIR	30%	£6,369,321	£1,618,351	£1,587,094	£1,437,426	£1,227,890	£1,182,990
60% LAR - 40% CIR	35%	£5,595,784	£948,325	£917,068	£767,399	£557,863	£512,963
60% LAR - 40% CIR	40%	£4,822,247	£2,278,299	£2,247,042	£2,097,373	£1,887,838	£1,842,938
60% LAR - 40% CIR	45%	£4,048,711	£2,608,273	£2,577,016	£2,427,348	£2,217,812	£2,172,912
60% LAR - 40% CIR	50%	£3,275,174	£1,938,247	£1,906,990	£1,757,322	£1,547,786	£1,502,885

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

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£12,992,441	£10,620,408	£10,589,151	£10,438,482	£10,228,947	£10,183,046
60% LAR - 40% CIR	5%	£12,218,904	£9,950,382	£9,919,125	£9,768,456	£9,558,920	£9,513,020
60% LAR - 40% CIR	10%	£11,445,368	£9,280,356	£9,249,099	£9,098,430	£8,888,894	£8,844,994
60% LAR - 40% CIR	15%	£10,671,831	£8,610,330	£8,579,072	£8,428,404	£8,218,868	£8,174,968
60% LAR - 40% CIR	20%	£9,898,294	£7,940,304	£7,909,046	£7,758,378	£7,548,842	£7,504,942
60% LAR - 40% CIR	25%	£9,124,757	£7,270,278	£7,239,020	£7,088,352	£6,878,816	£6,834,916
60% LAR - 40% CIR	30%	£8,351,221	£6,600,251	£6,569,004	£6,418,336	£6,208,799	£6,164,899
60% LAR - 40% CIR	35%	£7,577,684	£5,930,225	£5,898,968	£5,748,299	£5,538,763	£5,494,863
60% LAR - 40% CIR	40%	£6,804,147	£5,260,199	£5,228,942	£5,078,273	£4,868,738	£4,824,838
60% LAR - 40% CIR	45%	£6,030,611	£4,590,173	£4,558,916	£4,408,248	£4,198,712	£4,154,812
60% LAR - 40% CIR	50%	£5,257,074	£3,920,147	£3,888,890	£3,738,222	£3,528,686	£3,484,786

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£16,852,238	£16,219,447	£16,389,190	£16,238,347	£16,389,985	£15,984,085
60% LAR - 40% CIR	10%	£17,885,716	£15,962,474	£15,331,217	£15,391,546	£15,172,012	£15,127,112
60% LAR - 40% CIR	15%	£16,925,195	£14,705,500	£14,674,244	£14,524,575	£14,315,039	£14,270,139
60% LAR - 40% CIR	20%	£15,961,673	£13,846,527	£13,917,271	£13,867,002	£13,658,095	£13,413,166
60% LAR - 40% CIR	25%	£14,988,151	£12,991,554	£12,960,288	£12,810,629	£12,601,093	£12,558,193
60% LAR - 40% CIR	30%	£14,034,630	£12,134,581	£12,103,325	£11,953,656	£11,744,120	£11,699,220
60% LAR - 40% CIR	35%	£13,071,108	£11,277,608	£11,246,352	£11,096,083	£10,887,147	£10,842,247
60% LAR - 40% CIR	40%	£12,107,587	£10,420,635	£10,389,379	£10,239,710	£10,030,174	£9,985,274
60% LAR - 40% CIR	45%	£11,144,066	£9,563,662	£9,532,406	£9,382,737	£9,173,201	£9,128,301
60% LAR - 40% CIR	50%	£10,180,544	£8,706,689	£8,675,433	£8,525,794	£8,316,258	£8,271,358
60% LAR - 40% CIR	55%	£9,217,022	£7,849,716	£7,818,459	£7,668,790	£7,459,255	£7,414,355

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£9,687,338	£6,854,547	£6,623,290	£6,473,621	£6,284,085	£6,219,185
60% LAR - 40% CIR	5%	£8,123,815	£5,797,374	£5,615,948	£5,467,112	£5,302,212	£5,248,212
60% LAR - 40% CIR	10%	£7,160,295	£4,940,600	£4,809,344	£4,759,675	£4,595,139	£4,505,230
60% LAR - 40% CIR	15%	£6,196,773	£4,083,827	£4,052,371	£3,902,702	£3,853,166	£3,648,266
60% LAR - 40% CIR	20%	£5,233,251	£3,226,854	£3,195,398	£3,045,729	£2,996,193	£2,791,293
60% LAR - 40% CIR	25%	£4,269,730	£2,369,881	£2,338,425	£2,188,756	£1,979,220	£1,934,320
60% LAR - 40% CIR	30%	£3,306,208	£1,512,708	£1,481,452	£1,331,783	£1,122,247	£1,077,347
60% LAR - 40% CIR	35%	£2,342,687	£655,735	£624,479	£474,810	£265,274	£220,374
60% LAR - 40% CIR	40%	£1,379,166	£251,238	£232,494	£392,163	£591,699	£638,399
60% LAR - 40% CIR	45%	£415,644	£2,028,271	£1,099,465	£1,559,125	£1,448,692	£1,493,672
60% LAR - 40% CIR	50%	£547,878	£1,915,184	£1,948,441	£2,596,118	£2,395,645	£2,350,545

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£13,133,638	£10,702,847	£10,669,590	£10,519,921	£10,310,385	£10,265,485
60% LAR - 40% CIR	5%	£12,170,116	£9,843,874	£9,812,617	£9,662,948	£9,453,412	£9,408,512
60% LAR - 40% CIR	10%	£11,206,595	£8,986,900	£8,955,644	£8,805,975	£8,596,439	£8,551,539
60% LAR - 40% CIR	15%	£10,243,073	£8,129,927	£8,098,671	£7,949,002	£7,739,466	£7,694,566
60% LAR - 40% CIR	20%	£9,279,551	£7,272,954	£7,241,698	£7,092,029	£6,882,493	£6,837,593
60% LAR - 40% CIR	25%	£8,316,030	£6,415,981	£6,384,725	£6,235,056	£6,025,520	£5,980,620
60% LAR - 40% CIR	30%	£7,352,508	£5,559,008	£5,527,752	£5,378,083	£5,168,547	£5,123,647
60% LAR - 40% CIR	35%	£6,388,987	£4,702,035	£4,670,779	£4,521,110	£4,311,574	£4,266,674
60% LAR - 40% CIR	40%	£5,425,466	£3,845,062	£3,813,806	£3,664,137	£3,454,601	£3,409,701
60% LAR - 40% CIR	45%	£4,461,944	£2,988,089	£2,956,833	£2,807,164	£2,597,628	£2,552,728
60% LAR - 40% CIR	50%	£3,498,422	£2,131,116	£2,099,859	£1,950,190	£1,740,655	£1,695,755

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

£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£14,810,238	£12,377,447	£12,346,190	£12,196,521	£11,986,985	£11,942,085
60% LAR - 40% CIR	5%	£13,846,716	£11,420,474	£11,489,217	£11,339,548	£11,130,012	£11,085,112
60% LAR - 40% CIR	10%	£12,883,195	£10,563,500	£10,632,244	£10,482,575	£10,273,039	£10,228,139
60% LAR - 40% CIR	15%	£11,919,673	£9,706,527	£9,775,271	£9,625,602	£9,416,066	£9,371,166
60% LAR - 40% CIR	20%	£10,956,151	£8,849,554	£8,918,298	£8,768,629	£8,559,093	£8,514,193
60% LAR - 40% CIR	25%	£9,992,630	£8,092,581	£8,061,325	£7,911,656	£7,702,120	£7,657,220
60% LAR - 40% CIR	30%	£9,029,108	£7,235,608	£7,204,352	£7,054,683	£6,845,147	£6,800,247
60% LAR - 40% CIR	35%	£8,065,587	£6,378,635	£6,347,379	£6,197,710	£5,988,174	£5,943,274
60% LAR - 40% CIR	40%	£7,102,066	£5,521,662	£5,490,406	£5,340,737	£5,131,201	£5,086,301
60% LAR - 40% CIR	45%	£6,138,544	£4,664,689	£4,633,433	£4,483,764	£4,274,228	£4,229,328
60% LAR - 40% CIR	50%	£5,175,022	£3,807,716	£3,776,459	£3,626,790	£3,417,255	£3,372,355

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

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£16,792,138	£14,358,347	£14,328,090	£14,178,421	£13,968,885	£13,923,985
60% LAR - 40% CIR	5%	£15,828,616	£13,502,374	£13,571,117	£13,421,448	£13,211,912	£13,167,012
60% LAR - 40% CIR	10%	£14,865,095	£12,646,400	£12,614,144	£12,464,475	£12,254,939	£12,210,039
60% LAR - 40% CIR	15%	£13,901,573	£11,790,427	£11,758,171	£11,607,502	£11,397,966	£11,353,066
60% LAR - 40% CIR	20%	£12,938,051	£10,934,454	£10,902,198	£10,750,529	£10,540,993	£10,496,093
60% LAR - 40% CIR	25%	£11,974,530	£10,078,481	£10,046,225	£9,894,556	£9,684,020	£9,639,120
60% LAR - 40% CIR	30%	£11,011,008	£9,222,508	£9,190,252	£9,038,483	£8,827,947	£8,782,047
60% LAR - 40% CIR	35%	£10,047,487	£8,366,535	£8,334,279	£8,179,610	£7,969,074	£7,924,174
60% LAR - 40% CIR	40%	£9,083,966	£7,510,562	£7,478,306	£7,322,637	£7,112,101	£7,067,201
60% LAR - 40% CIR	45%	£8,120,444	£6,654,589	£6,622,333	£6,466,664	£6,256,128	£6,211,228
60% LAR - 40% CIR	50%	£7,156,922	£5,799,616	£5,767,359	£5,611,690	£5,399,155	£5,354,255

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£21,702,070	£19,223,851	£18,162,384	£19,042,726	£18,833,190	£18,788,290
60% LAR - 40% CIR	5%	£20,596,000	£18,226,465	£16,195,210	£18,045,542	£17,836,008	£17,791,105
60% LAR - 40% CIR	10%	£19,489,950	£17,229,285	£17,198,027	£17,048,359	£16,838,823	£16,793,922
60% LAR - 40% CIR	15%	£18,383,900	£16,232,101	£16,200,844	£16,051,176	£15,841,640	£15,796,739
60% LAR - 40% CIR	20%	£17,277,870	£15,234,917	£15,203,661	£15,053,982	£14,844,457	£14,799,556
60% LAR - 40% CIR	25%	£16,171,950	£14,237,734	£14,206,478	£14,056,809	£13,847,273	£13,802,373
60% LAR - 40% CIR	30%	£15,065,940	£13,240,551	£13,209,295	£13,059,626	£12,850,090	£12,805,190
60% LAR - 40% CIR	35%	£13,959,930	£12,243,368	£12,212,111	£12,062,443	£11,852,907	£11,808,007
60% LAR - 40% CIR	40%	£12,853,920	£11,246,185	£11,214,927	£11,065,259	£10,855,724	£10,810,823
60% LAR - 40% CIR	45%	£11,747,910	£10,249,002	£10,217,744	£10,068,076	£9,858,540	£9,813,639
60% LAR - 40% CIR	50%	£10,641,900	£9,251,819	£9,220,561	£9,070,893	£8,861,357	£8,816,456

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£11,937,110	£9,458,751	£9,427,494	£9,277,826	£9,068,290	£9,023,390
60% LAR - 40% CIR	0%	£10,831,100	£8,481,568	£8,450,310	£8,300,642	£8,091,106	£8,046,205
60% LAR - 40% CIR	10%	£9,725,090	£7,484,385	£7,453,127	£7,283,459	£7,073,923	£7,029,022
60% LAR - 40% CIR	15%	£8,619,080	£6,487,201	£6,455,944	£6,286,276	£6,076,740	£6,031,839
60% LAR - 40% CIR	20%	£7,513,070	£5,470,017	£5,438,759	£5,269,091	£5,059,555	£5,014,654
60% LAR - 40% CIR	25%	£6,407,060	£4,472,834	£4,441,576	£4,271,908	£4,062,373	£4,017,473
60% LAR - 40% CIR	30%	£5,301,048	£3,475,651	£3,444,393	£3,274,725	£3,065,189	£3,020,289
60% LAR - 40% CIR	35%	£4,195,038	£2,478,468	£2,447,211	£2,277,543	£2,068,007	£2,023,107
60% LAR - 40% CIR	40%	£3,089,028	£1,481,285	£1,450,027	£1,300,359	£1,090,824	£1,045,923
60% LAR - 40% CIR	45%	£1,983,018	£484,102	£452,844	£303,176	£93,640	£48,739
60% LAR - 40% CIR	50%	£877,009	£113,091	£44,328	£494,007	£953,543	£948,444

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

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£15,983,410	£13,505,051	£13,473,794	£13,324,126	£13,114,590	£13,069,690
60% LAR - 40% CIR	0%	£14,877,400	£12,507,868	£12,476,610	£12,326,942	£12,117,406	£12,072,505
60% LAR - 40% CIR	10%	£13,771,390	£11,510,685	£11,479,427	£11,329,759	£11,120,223	£11,075,322
60% LAR - 40% CIR	15%	£12,665,380	£10,513,501	£10,482,244	£10,332,576	£10,123,040	£10,078,139
60% LAR - 40% CIR	20%	£11,559,370	£9,516,317	£9,485,059	£9,335,392	£9,125,856	£9,080,955
60% LAR - 40% CIR	25%	£10,453,360	£8,519,134	£8,487,876	£8,338,209	£8,128,673	£8,083,773
60% LAR - 40% CIR	30%	£9,347,348	£7,521,951	£7,490,693	£7,341,026	£7,131,490	£7,086,590
60% LAR - 40% CIR	35%	£8,241,338	£6,524,768	£6,493,510	£6,343,843	£6,134,307	£6,089,407
60% LAR - 40% CIR	40%	£7,135,328	£5,527,585	£5,496,327	£5,346,659	£5,137,124	£5,092,223
60% LAR - 40% CIR	45%	£6,029,318	£4,530,402	£4,499,144	£4,349,476	£4,139,940	£4,095,039
60% LAR - 40% CIR	50%	£4,923,308	£3,533,219	£3,501,961	£3,352,293	£3,142,757	£3,097,856

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

£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£17,660,010	£15,181,651	£15,150,394	£15,000,726	£14,791,190	£14,746,290
60% LAR - 40% CIR	0%	£16,554,000	£14,184,468	£14,153,210	£14,003,542	£13,794,006	£13,749,105
60% LAR - 40% CIR	10%	£15,447,990	£13,187,285	£13,156,027	£13,006,359	£12,796,823	£12,751,922
60% LAR - 40% CIR	15%	£14,341,980	£12,190,101	£12,158,844	£12,009,176	£11,799,640	£11,754,739
60% LAR - 40% CIR	20%	£13,235,970	£11,192,917	£11,161,659	£11,011,992	£10,802,456	£10,757,555
60% LAR - 40% CIR	25%	£12,129,960	£10,195,734	£10,164,476	£10,014,809	£9,805,273	£9,760,373
60% LAR - 40% CIR	30%	£11,023,948	£9,198,551	£9,167,293	£9,017,626	£8,808,090	£8,763,190
60% LAR - 40% CIR	35%	£9,917,938	£8,201,368	£8,170,111	£8,020,443	£7,810,907	£7,766,007
60% LAR - 40% CIR	40%	£8,811,928	£7,204,185	£7,172,927	£7,023,259	£6,813,724	£6,768,823
60% LAR - 40% CIR	45%	£7,705,918	£6,207,002	£6,175,744	£6,026,076	£5,816,540	£5,771,639
60% LAR - 40% CIR	50%	£6,599,908	£5,209,819	£5,178,561	£5,028,893	£4,819,357	£4,774,456

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

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
		£19,641,910	£17,163,551	£17,132,294	£16,982,626	£16,773,090	£16,728,190
60% LAR - 40% CIR	0%	£18,535,900	£16,166,368	£16,135,110	£15,985,442	£15,775,906	£15,731,005
60% LAR - 40% CIR	10%	£17,429,890	£15,169,185	£15,137,927	£14,988,259	£14,778,723	£14,733,822
60% LAR - 40% CIR	15%	£16,323,880	£14,172,001	£14,140,744	£13,991,076	£13,781,540	£13,736,639
60% LAR - 40% CIR	20%	£15,217,870	£13,174,817	£13,143,560	£12,991,892	£12,782,356	£12,737,455
60% LAR - 40% CIR	25%	£14,111,860	£12,177,634	£12,146,376	£11,996,709	£11,787,173	£11,742,273
60% LAR - 40% CIR	30%	£13,005,848	£11,180,451	£11,149,193	£10,999,526	£10,789,990	£10,745,090
60% LAR - 40% CIR	35%	£11,899,838	£10,183,268	£10,152,011	£10,002,343	£9,792,807	£9,747,907
60% LAR - 40% CIR	40%	£10,793,828	£9,186,085	£9,154,827	£8,995,159	£8,785,624	£8,740,723
60% LAR - 40% CIR	45%	£9,687,818	£8,188,902	£8,157,644	£8,007,976	£7,798,440	£7,753,539
60% LAR - 40% CIR	50%	£8,581,808	£7,191,719	£7,160,461	£7,010,793	£6,801,257	£6,756,356

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£26,451,631	£23,897,324	£23,966,067	£23,716,369	£23,556,863	£23,461,863
60% LAR - 40% CIR	10%	£25,108,140	£22,666,457	£22,635,201	£22,485,332	£22,375,996	£22,281,096
60% LAR - 40% CIR	15%	£23,764,649	£21,435,591	£21,404,333	£21,254,665	£21,045,129	£21,000,228
60% LAR - 40% CIR	20%	£22,421,157	£20,204,724	£20,173,468	£20,023,798	£19,814,262	£19,769,361
60% LAR - 40% CIR	25%	£21,077,666	£18,973,856	£18,942,600	£18,792,931	£18,583,395	£18,538,495
60% LAR - 40% CIR	30%	£19,734,175	£17,742,989	£17,711,733	£17,562,065	£17,352,529	£17,307,628
60% LAR - 40% CIR	35%	£18,390,683	£16,512,123	£16,480,865	£16,331,197	£16,121,661	£16,076,760
60% LAR - 40% CIR	40%	£17,047,192	£15,281,256	£15,249,999	£15,100,330	£14,890,794	£14,845,894
60% LAR - 40% CIR	45%	£15,703,701	£14,050,388	£14,019,132	£13,869,463	£13,659,928	£13,615,027
60% LAR - 40% CIR	50%	£14,360,210	£12,819,527	£12,788,269	£12,638,597	£12,429,061	£12,384,160
60% LAR - 40% CIR	55%	£13,016,719	£11,588,655	£11,557,398	£11,407,729	£11,198,193	£11,153,293

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£16,666,731	£14,132,424	£14,101,167	£13,951,499	£13,741,963	£13,697,063
60% LAR - 40% CIR	5%	£15,343,240	£12,901,557	£12,870,301	£12,720,632	£12,511,096	£12,466,196
60% LAR - 40% CIR	10%	£13,999,749	£11,670,691	£11,639,433	£11,489,765	£11,280,229	£11,235,328
60% LAR - 40% CIR	15%	£12,656,257	£10,439,824	£10,408,566	£10,258,898	£10,049,362	£10,004,461
60% LAR - 40% CIR	20%	£11,312,766	£9,208,958	£9,177,700	£9,028,031	£8,818,495	£8,773,595
60% LAR - 40% CIR	25%	£9,969,275	£7,978,089	£7,946,833	£7,797,165	£7,587,629	£7,542,728
60% LAR - 40% CIR	30%	£8,625,783	£6,747,223	£6,715,965	£6,566,297	£6,356,761	£6,311,860
60% LAR - 40% CIR	35%	£7,282,292	£5,516,356	£5,485,098	£5,335,430	£5,125,894	£5,080,994
60% LAR - 40% CIR	40%	£5,938,801	£4,285,488	£4,254,232	£4,104,563	£3,895,028	£3,850,127
60% LAR - 40% CIR	45%	£4,595,310	£3,054,623	£3,023,365	£2,873,697	£2,664,161	£2,619,260
60% LAR - 40% CIR	50%	£3,251,819	£1,823,755	£1,792,498	£1,642,829	£1,433,293	£1,388,393

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

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£20,733,031	£18,178,724	£18,147,467	£17,997,799	£17,788,263	£17,743,363
60% LAR - 40% CIR	5%	£19,389,540	£16,947,857	£16,916,601	£16,766,932	£16,557,396	£16,512,496
60% LAR - 40% CIR	10%	£18,046,049	£15,716,991	£15,685,733	£15,536,065	£15,326,529	£15,281,628
60% LAR - 40% CIR	15%	£16,702,557	£14,486,124	£14,454,866	£14,305,198	£14,095,662	£14,050,761
60% LAR - 40% CIR	20%	£15,359,066	£13,255,256	£13,224,000	£13,074,331	£12,864,795	£12,819,895
60% LAR - 40% CIR	25%	£14,015,575	£12,024,389	£11,993,133	£11,843,465	£11,633,929	£11,589,028
60% LAR - 40% CIR	30%	£12,672,083	£10,793,523	£10,762,265	£10,612,597	£10,403,061	£10,358,160
60% LAR - 40% CIR	35%	£11,328,592	£9,562,656	£9,531,399	£9,381,730	£9,172,194	£9,127,294
60% LAR - 40% CIR	40%	£9,985,101	£8,331,788	£8,300,532	£8,150,863	£7,941,328	£7,896,427
60% LAR - 40% CIR	45%	£8,641,610	£7,100,923	£7,069,665	£6,919,997	£6,710,461	£6,665,560
60% LAR - 40% CIR	50%	£7,298,119	£5,870,055	£5,838,798	£5,689,129	£5,479,593	£5,434,693

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£22,409,631	£19,855,324	£19,824,067	£19,674,399	£19,464,863	£19,419,963
60% LAR - 40% CIR	5%	£21,066,140	£18,624,457	£18,593,201	£18,443,532	£18,233,996	£18,189,096
60% LAR - 40% CIR	10%	£19,722,649	£17,393,591	£17,362,333	£17,212,665	£17,003,129	£16,958,228
60% LAR - 40% CIR	15%	£18,379,157	£16,162,724	£16,131,466	£15,981,798	£15,772,262	£15,727,361
60% LAR - 40% CIR	20%	£17,035,666	£14,931,856	£14,900,600	£14,750,931	£14,541,395	£14,496,495
60% LAR - 40% CIR	25%	£15,692,175	£13,700,989	£13,669,733	£13,520,065	£13,310,529	£13,265,628
60% LAR - 40% CIR	30%	£14,348,683	£12,470,123	£12,438,865	£12,289,197	£12,079,661	£12,034,760
60% LAR - 40% CIR	35%	£13,005,192	£11,239,256	£11,207,999	£11,058,330	£10,848,794	£10,803,894
60% LAR - 40% CIR	40%	£11,661,701	£10,008,388	£9,977,132	£9,827,463	£9,617,928	£9,573,027
60% LAR - 40% CIR	45%	£10,318,210	£8,777,522	£8,746,265	£8,596,597	£8,387,061	£8,342,160
60% LAR - 40% CIR	50%	£8,974,719	£7,546,655	£7,515,398	£7,365,729	£7,156,193	£7,111,293

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£24,391,531	£21,837,224	£21,805,967	£21,656,299	£21,446,763	£21,401,863
60% LAR - 40% CIR	5%	£23,048,040	£20,606,357	£20,575,101	£20,425,432	£20,215,896	£20,170,996
60% LAR - 40% CIR	10%	£21,704,549	£19,375,491	£19,344,233	£19,194,565	£18,985,029	£18,940,128
60% LAR - 40% CIR	15%	£20,361,057	£18,144,624	£18,113,366	£17,963,698	£17,754,162	£17,709,261
60% LAR - 40% CIR	20%	£19,017,566	£16,913,756	£16,882,500	£16,732,831	£16,523,295	£16,478,395
60% LAR - 40% CIR	25%	£17,674,075	£15,682,889	£15,651,633	£15,501,965	£15,292,429	£15,247,528
60% LAR - 40% CIR	30%	£16,330,583	£14,452,023	£14,420,765	£14,271,097	£14,061,561	£14,016,660
60% LAR - 40% CIR	35%	£14,987,092	£13,221,156	£13,189,899	£13,040,230	£12,830,694	£12,785,794
60% LAR - 40% CIR	40%	£13,643,601	£11,990,289	£11,959,032	£11,809,363	£11,599,828	£11,554,927
60% LAR - 40% CIR	45%	£12,300,110	£10,759,422	£10,728,165	£10,578,497	£10,368,961	£10,324,060
60% LAR - 40% CIR	50%	£10,956,619	£9,528,555	£9,497,298	£9,347,629	£9,138,093	£9,093,193

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£27,815,424	£26,701,529	£26,610,271	£26,520,803	£26,311,987	£26,295,165
60% LAR - 40% CIR	10%	£26,329,444	£25,330,451	£25,299,194	£25,149,526	£24,939,890	£24,895,085
60% LAR - 40% CIR	15%	£24,843,464	£22,586,207	£22,567,040	£22,407,371	£22,197,835	£22,152,935
60% LAR - 40% CIR	20%	£23,357,484	£21,217,220	£21,185,963	£21,036,294	£20,826,758	£20,781,858
60% LAR - 40% CIR	25%	£21,871,504	£19,846,142	£19,814,886	£19,665,217	£19,455,682	£19,410,781
60% LAR - 40% CIR	30%	£20,385,524	£18,475,065	£18,443,808	£18,294,140	£18,084,604	£18,039,703
60% LAR - 40% CIR	35%	£18,899,544	£17,103,989	£17,072,731	£16,923,063	£16,713,527	£16,668,626
60% LAR - 40% CIR	40%	£17,413,564	£15,732,911	£15,701,655	£15,551,986	£15,342,450	£15,297,550
60% LAR - 40% CIR	45%	£15,927,584	£14,361,834	£14,330,577	£14,180,908	£13,971,372	£13,926,472
60% LAR - 40% CIR	50%	£14,441,604	£12,990,757	£12,959,500	£12,809,831	£12,600,295	£12,555,395

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£19,536,502	£16,936,629	£16,905,371	£16,755,703	£16,546,167	£16,501,266
60% LAR - 40% CIR	5%	£18,050,524	£15,565,651	£15,534,394	£15,384,726	£15,175,190	£15,130,189
60% LAR - 40% CIR	10%	£16,564,544	£14,194,474	£14,163,217	£14,013,549	£13,804,013	£13,759,013
60% LAR - 40% CIR	15%	£15,078,564	£12,823,397	£12,792,140	£12,642,471	£12,432,935	£12,388,035
60% LAR - 40% CIR	20%	£13,592,584	£11,452,320	£11,421,063	£11,271,394	£11,061,858	£11,016,958
60% LAR - 40% CIR	25%	£12,106,604	£10,081,242	£10,049,985	£9,900,317	£9,690,782	£9,645,881
60% LAR - 40% CIR	30%	£10,620,624	£8,710,165	£8,678,908	£8,529,240	£8,319,704	£8,274,803
60% LAR - 40% CIR	35%	£9,134,644	£7,339,088	£7,307,831	£7,158,163	£6,948,627	£6,903,726
60% LAR - 40% CIR	40%	£7,648,664	£5,968,011	£5,936,755	£5,787,086	£5,577,550	£5,532,650
60% LAR - 40% CIR	45%	£6,162,684	£4,596,934	£4,565,677	£4,416,008	£4,206,472	£4,161,572
60% LAR - 40% CIR	50%	£4,676,705	£3,225,857	£3,194,600	£3,044,931	£2,835,395	£2,790,495

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£23,582,802	£20,982,929	£20,951,671	£20,802,003	£20,592,467	£20,547,566
60% LAR - 40% CIR	5%	£22,096,824	£19,611,951	£19,580,694	£19,431,026	£19,221,390	£19,176,489
60% LAR - 40% CIR	10%	£20,610,844	£18,240,774	£18,209,517	£18,059,849	£17,850,313	£17,805,413
60% LAR - 40% CIR	15%	£19,124,864	£16,869,697	£16,838,440	£16,688,771	£16,479,235	£16,434,335
60% LAR - 40% CIR	20%	£17,638,884	£15,498,620	£15,467,363	£15,317,694	£15,108,158	£15,063,258
60% LAR - 40% CIR	25%	£16,152,904	£14,127,542	£14,096,285	£13,946,617	£13,737,082	£13,692,181
60% LAR - 40% CIR	30%	£14,666,924	£12,756,465	£12,725,208	£12,575,540	£12,366,004	£12,321,103
60% LAR - 40% CIR	35%	£13,180,944	£11,385,388	£11,354,131	£11,204,463	£10,994,927	£10,950,026
60% LAR - 40% CIR	40%	£11,694,964	£10,014,311	£9,983,055	£9,833,386	£9,623,850	£9,578,950
60% LAR - 40% CIR	45%	£10,208,984	£8,643,234	£8,611,977	£8,462,308	£8,252,772	£8,207,872
60% LAR - 40% CIR	50%	£8,723,005	£7,272,157	£7,240,900	£7,091,231	£6,881,695	£6,836,795

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£25,259,402	£22,659,529	£22,628,271	£22,478,603	£22,269,067	£22,224,166
60% LAR - 40% CIR	5%	£23,773,424	£21,288,451	£21,257,194	£21,107,526	£20,897,990	£20,853,089
60% LAR - 40% CIR	10%	£22,287,444	£19,917,374	£19,886,117	£19,736,449	£19,526,913	£19,482,013
60% LAR - 40% CIR	15%	£20,801,464	£18,546,297	£18,515,040	£18,365,371	£18,155,835	£18,110,935
60% LAR - 40% CIR	20%	£19,315,484	£17,175,220	£17,143,963	£16,994,294	£16,784,758	£16,739,858
60% LAR - 40% CIR	25%	£17,829,504	£15,804,142	£15,772,885	£15,623,217	£15,413,682	£15,368,781
60% LAR - 40% CIR	30%	£16,343,524	£14,433,065	£14,401,808	£14,252,140	£14,042,604	£13,997,703
60% LAR - 40% CIR	35%	£14,857,544	£13,061,988	£13,030,731	£12,881,063	£12,671,527	£12,626,626
60% LAR - 40% CIR	40%	£13,371,564	£11,690,911	£11,659,655	£11,509,986	£11,300,450	£11,255,550
60% LAR - 40% CIR	45%	£11,885,584	£10,319,834	£10,288,577	£10,138,908	£9,929,372	£9,884,472
60% LAR - 40% CIR	50%	£10,399,605	£8,948,757	£8,917,500	£8,767,831	£8,558,295	£8,513,395

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£27,241,302	£24,641,429	£24,610,171	£24,460,503	£24,250,967	£24,206,066
60% LAR - 40% CIR	5%	£25,755,324	£23,270,351	£23,239,094	£23,089,426	£22,879,890	£22,834,989
60% LAR - 40% CIR	10%	£24,269,344	£21,899,274	£21,868,017	£21,718,349	£21,508,813	£21,463,913
60% LAR - 40% CIR	15%	£22,783,364	£20,528,197	£20,496,940	£20,347,271	£20,137,735	£20,092,835
60% LAR - 40% CIR	20%	£21,297,384	£19,157,120	£19,125,863	£18,976,194	£18,766,658	£18,721,758
60% LAR - 40% CIR	25%	£19,811,404	£17,786,042	£17,754,785	£17,605,117	£17,395,582	£17,350,681
60% LAR - 40% CIR	30%	£18,325,424	£16,414,965	£16,383,708	£16,234,040	£16,024,504	£15,979,603
60% LAR - 40% CIR	35%	£16,839,444	£15,043,889	£15,012,631	£14,862,963	£14,653,427	£14,608,526
60% LAR - 40% CIR	40%	£15,353,464	£13,672,811	£13,641,555	£13,491,887	£13,282,350	£13,237,450
60% LAR - 40% CIR	45%	£13,867,484	£12,301,734	£12,270,477	£12,120,808	£11,911,272	£11,866,372
60% LAR - 40% CIR	50%	£12,381,505	£10,930,657	£10,899,400	£10,749,731	£10,540,195	£10,495,295

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£31,201,251	£28,570,989	£28,539,740	£28,590,072	£28,190,536	£28,135,036
60% LAR - 40% CIR	10%	£29,603,279	£27,106,447	£27,075,190	£26,925,322	£26,115,986	£26,071,085
60% LAR - 40% CIR	15%	£28,039,307	£25,641,896	£25,610,640	£25,460,972	£25,251,436	£25,206,535
60% LAR - 40% CIR	20%	£26,458,335	£24,177,345	£24,146,089	£23,996,420	£23,786,884	£23,741,984
60% LAR - 40% CIR	25%	£24,877,362	£22,712,795	£22,681,539	£22,531,870	£22,322,334	£22,277,434
60% LAR - 40% CIR	30%	£23,296,390	£21,248,245	£21,216,987	£21,067,319	£20,857,783	£20,812,882
60% LAR - 40% CIR	35%	£21,715,418	£19,783,695	£19,752,437	£19,602,769	£19,393,233	£19,348,332
60% LAR - 40% CIR	40%	£20,134,446	£18,319,143	£18,287,887	£18,138,218	£17,928,682	£17,883,782
60% LAR - 40% CIR	45%	£18,553,473	£16,854,593	£16,823,336	£16,673,667	£16,464,131	£16,419,231
60% LAR - 40% CIR	50%	£16,972,501	£15,389,042	£15,357,785	£15,208,117	£14,998,581	£14,954,680
60% LAR - 40% CIR	55%	£15,391,529	£13,925,492	£13,894,235	£13,744,567	£13,535,031	£13,490,130

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£21,436,351	£18,806,099	£18,774,840	£18,625,172	£18,415,636	£18,370,736
60% LAR - 40% CIR	5%	£19,855,379	£17,341,547	£17,310,290	£17,160,622	£16,951,086	£16,906,185
60% LAR - 40% CIR	10%	£18,274,407	£15,876,995	£15,845,740	£15,696,072	£15,486,536	£15,441,635
60% LAR - 40% CIR	15%	£16,693,435	£14,412,443	£14,381,189	£14,231,520	£14,021,984	£13,977,084
60% LAR - 40% CIR	20%	£15,112,462	£12,947,891	£12,916,636	£12,766,970	£12,557,434	£12,512,534
60% LAR - 40% CIR	25%	£13,531,490	£11,483,340	£11,452,087	£11,302,419	£11,092,883	£11,047,982
60% LAR - 40% CIR	30%	£11,950,518	£10,018,789	£9,987,537	£9,837,869	£9,628,333	£9,583,432
60% LAR - 40% CIR	35%	£10,369,546	£8,554,240	£8,523,987	£8,374,319	£8,164,783	£8,119,882
60% LAR - 40% CIR	40%	£8,788,573	£7,089,693	£7,059,436	£6,909,767	£6,699,231	£6,654,331
60% LAR - 40% CIR	45%	£7,207,601	£5,625,142	£5,594,885	£5,445,217	£5,234,681	£5,189,780
60% LAR - 40% CIR	50%	£5,626,629	£4,160,592	£4,129,335	£3,979,667	£3,770,131	£3,725,230

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£25,482,651	£22,852,308	£22,821,140	£22,671,472	£22,461,936	£22,417,036
60% LAR - 40% CIR	5%	£23,901,679	£21,387,847	£21,356,590	£21,206,922	£20,997,386	£20,952,485
60% LAR - 40% CIR	10%	£22,320,707	£19,923,295	£19,892,040	£19,742,372	£19,532,836	£19,487,935
60% LAR - 40% CIR	15%	£20,739,735	£18,458,743	£18,427,489	£18,277,820	£18,068,284	£18,023,384
60% LAR - 40% CIR	20%	£19,158,763	£16,994,191	£16,962,936	£16,813,270	£16,603,734	£16,558,834
60% LAR - 40% CIR	25%	£17,577,790	£15,529,640	£15,498,387	£15,348,719	£15,139,183	£15,094,282
60% LAR - 40% CIR	30%	£15,996,818	£14,065,089	£14,033,837	£13,884,169	£13,674,633	£13,629,732
60% LAR - 40% CIR	35%	£14,415,846	£12,600,540	£12,569,287	£12,419,619	£12,210,083	£12,165,182
60% LAR - 40% CIR	40%	£12,834,873	£11,135,993	£11,104,736	£10,955,067	£10,745,531	£10,700,631
60% LAR - 40% CIR	45%	£11,253,901	£9,671,442	£9,640,185	£9,490,517	£9,280,981	£9,236,080
60% LAR - 40% CIR	50%	£9,672,929	£8,206,892	£8,175,635	£8,025,967	£7,816,431	£7,771,530

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£27,150,251	£24,528,998	£24,497,740	£24,348,072	£24,138,536	£24,093,636
60% LAR - 40% CIR	5%	£25,569,279	£23,064,447	£23,033,190	£22,883,522	£22,673,986	£22,629,085
60% LAR - 40% CIR	10%	£23,987,307	£21,599,896	£21,568,640	£21,418,972	£21,209,436	£21,164,535
60% LAR - 40% CIR	15%	£22,416,335	£20,135,345	£20,104,089	£19,954,420	£19,744,884	£19,699,984
60% LAR - 40% CIR	20%	£20,835,362	£18,670,795	£18,639,539	£18,489,870	£18,280,334	£18,235,434
60% LAR - 40% CIR	25%	£19,254,390	£17,206,245	£17,174,987	£17,025,319	£16,815,783	£16,770,882
60% LAR - 40% CIR	30%	£17,673,418	£15,741,695	£15,710,437	£15,560,769	£15,351,233	£15,306,332
60% LAR - 40% CIR	35%	£16,092,446	£14,277,143	£14,245,887	£14,096,219	£13,886,683	£13,841,782
60% LAR - 40% CIR	40%	£14,511,473	£12,812,593	£12,781,336	£12,631,667	£12,422,131	£12,377,231
60% LAR - 40% CIR	45%	£12,930,501	£11,348,042	£11,316,785	£11,167,117	£10,957,581	£10,912,680
60% LAR - 40% CIR	50%	£11,349,529	£9,883,492	£9,852,235	£9,702,567	£9,493,031	£9,448,130

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

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£26,141,151	£26,510,898	£26,479,640	£26,329,972	£26,120,436	£26,075,536
60% LAR - 40% CIR	5%	£24,560,179	£24,946,347	£24,915,090	£24,765,422	£24,555,886	£24,510,985
60% LAR - 40% CIR	10%	£22,979,207	£23,381,796	£23,350,540	£23,200,872	£23,191,336	£23,146,435
60% LAR - 40% CIR	15%	£21,398,235	£22,177,246	£22,085,989	£21,936,320	£21,726,784	£21,681,884
60% LAR - 40% CIR	20%	£20,817,262	£20,632,695	£20,541,438	£20,450,179	£20,240,643	£20,195,742
60% LAR - 40% CIR	25%	£19,236,290	£19,188,145	£19,156,887	£19,007,219	£18,797,683	£18,752,782
60% LAR - 40% CIR	30%	£17,655,318	£17,723,595	£17,692,337	£17,542,669	£17,333,133	£17,288,232
60% LAR - 40% CIR	35%	£16,074,346	£16,250,043	£16,227,787	£16,078,118	£15,868,582	£15,823,682
60% LAR - 40% CIR	40%	£14,493,373	£14,794,493	£14,763,236	£14,613,567	£14,404,031	£14,359,131
60% LAR - 40% CIR	45%	£12,912,401	£13,329,042	£13,297,785	£13,148,117	£12,938,581	£12,894,680
60% LAR - 40% CIR	50%	£11,331,429	£11,865,392	£11,834,135	£11,684,467	£11,474,931	£11,430,030

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£36,850,872	£33,244,671	£33,213,415	£33,563,746	£32,858,210	£32,859,316
60% LAR - 40% CIR	10%	£34,132,419	£31,545,437	£31,515,180	£31,865,511	£31,155,875	£31,157,075
60% LAR - 40% CIR	15%	£32,313,965	£29,848,202	£29,816,946	£29,667,277	£29,457,742	£29,412,841
60% LAR - 40% CIR	20%	£30,486,512	£28,140,959	£28,118,711	£27,969,043	£27,759,507	£27,714,606
60% LAR - 40% CIR	25%	£28,677,058	£26,451,734	£26,420,477	£26,270,809	£26,061,273	£26,016,372
60% LAR - 40% CIR	30%	£26,858,605	£24,753,500	£24,722,243	£24,572,574	£24,363,038	£24,318,138
60% LAR - 40% CIR	35%	£25,040,152	£23,055,265	£23,024,009	£22,874,340	£22,664,804	£22,619,904
60% LAR - 40% CIR	40%	£23,221,699	£21,357,031	£21,325,774	£21,176,105	£20,966,570	£20,921,669
60% LAR - 40% CIR	45%	£21,403,246	£19,658,797	£19,627,540	£19,477,872	£19,268,336	£19,223,435
60% LAR - 40% CIR	50%	£19,584,793	£17,960,563	£17,929,306	£17,779,637	£17,570,101	£17,525,200
60% LAR - 40% CIR	55%	£17,766,339	£16,262,328	£16,231,072	£16,081,493	£15,871,957	£15,826,967

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£26,189,972	£23,479,771	£23,448,515	£23,298,846	£23,089,310	£23,044,410
60% LAR - 40% CIR	5%	£24,361,519	£21,781,337	£21,750,280	£21,600,611	£21,391,075	£21,346,175
60% LAR - 40% CIR	10%	£22,543,065	£20,083,302	£20,052,046	£19,902,377	£19,692,842	£19,647,941
60% LAR - 40% CIR	15%	£20,720,612	£18,385,069	£18,353,811	£18,204,143	£17,994,607	£17,949,706
60% LAR - 40% CIR	20%	£18,912,158	£16,686,834	£16,655,577	£16,505,909	£16,296,373	£16,251,472
60% LAR - 40% CIR	25%	£17,093,705	£14,988,600	£14,957,343	£14,807,674	£14,598,138	£14,553,238
60% LAR - 40% CIR	30%	£15,275,252	£13,290,365	£13,259,109	£13,109,440	£12,899,904	£12,854,004
60% LAR - 40% CIR	35%	£13,456,799	£11,592,131	£11,560,874	£11,411,205	£11,201,670	£11,156,769
60% LAR - 40% CIR	40%	£11,638,346	£9,893,897	£9,862,640	£9,712,972	£9,503,436	£9,458,535
60% LAR - 40% CIR	45%	£9,819,893	£8,195,663	£8,164,405	£8,014,737	£7,805,201	£7,760,300
60% LAR - 40% CIR	50%	£8,001,439	£6,497,428	£6,466,172	£6,316,503	£6,106,967	£6,062,067

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£30,232,272	£27,526,071	£27,494,815	£27,345,146	£27,135,610	£27,090,710
60% LAR - 40% CIR	5%	£28,413,819	£25,827,837	£25,796,580	£25,646,911	£25,437,375	£25,392,475
60% LAR - 40% CIR	10%	£26,595,365	£24,129,602	£24,098,346	£23,948,677	£23,739,142	£23,694,241
60% LAR - 40% CIR	15%	£24,776,912	£22,431,369	£22,400,111	£22,250,443	£22,040,907	£21,996,006
60% LAR - 40% CIR	20%	£22,958,458	£20,733,134	£20,701,877	£20,552,209	£20,342,673	£20,297,772
60% LAR - 40% CIR	25%	£21,140,005	£19,034,900	£19,003,643	£18,853,974	£18,644,438	£18,599,538
60% LAR - 40% CIR	30%	£19,321,552	£17,336,665	£17,305,409	£17,155,740	£16,946,204	£16,901,304
60% LAR - 40% CIR	35%	£17,503,099	£15,638,431	£15,607,174	£15,457,505	£15,247,969	£15,203,069
60% LAR - 40% CIR	40%	£15,684,646	£13,940,197	£13,908,940	£13,759,272	£13,549,736	£13,504,835
60% LAR - 40% CIR	45%	£13,866,193	£12,241,963	£12,210,706	£12,061,037	£11,851,501	£11,806,600
60% LAR - 40% CIR	50%	£12,047,739	£10,543,728	£10,512,472	£10,362,803	£10,153,267	£10,108,367

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£31,908,872	£29,202,671	£29,171,415	£29,021,746	£28,812,210	£28,767,310
60% LAR - 40% CIR	5%	£30,090,419	£27,504,437	£27,473,180	£27,323,511	£27,113,975	£27,069,075
60% LAR - 40% CIR	10%	£28,271,965	£25,806,202	£25,774,946	£25,625,277	£25,415,742	£25,370,841
60% LAR - 40% CIR	15%	£26,453,512	£24,107,969	£24,076,711	£23,927,043	£23,717,507	£23,672,606
60% LAR - 40% CIR	20%	£24,635,058	£22,409,734	£22,378,477	£22,228,809	£22,019,273	£21,974,372
60% LAR - 40% CIR	25%	£22,816,605	£20,711,500	£20,680,243	£20,530,574	£20,321,038	£20,276,138
60% LAR - 40% CIR	30%	£20,998,152	£19,013,265	£18,982,009	£18,832,340	£18,622,804	£18,577,904
60% LAR - 40% CIR	35%	£19,179,699	£17,315,031	£17,283,774	£17,134,105	£16,924,570	£16,879,669
60% LAR - 40% CIR	40%	£17,361,246	£15,616,797	£15,585,540	£15,435,872	£15,226,336	£15,181,435
60% LAR - 40% CIR	45%	£15,542,793	£13,918,563	£13,887,306	£13,737,637	£13,528,101	£13,483,200
60% LAR - 40% CIR	50%	£13,724,339	£12,220,328	£12,189,072	£12,039,403	£11,829,867	£11,784,967

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£33,890,772	£31,184,571	£31,153,315	£31,003,646	£30,794,110	£30,749,210
60% LAR - 40% CIR	5%	£32,072,319	£29,486,337	£29,455,080	£29,305,411	£29,095,875	£29,050,975
60% LAR - 40% CIR	10%	£30,253,865	£27,788,102	£27,756,846	£27,607,177	£27,397,642	£27,352,741
60% LAR - 40% CIR	15%	£28,435,412	£26,089,869	£26,058,611	£25,908,943	£25,699,407	£25,654,506
60% LAR - 40% CIR	20%	£26,616,958	£24,391,634	£24,360,377	£24,210,709	£24,001,173	£23,956,272
60% LAR - 40% CIR	25%	£24,798,505	£22,693,400	£22,662,143	£22,512,474	£22,302,938	£22,258,038
60% LAR - 40% CIR	30%	£22,980,052	£20,995,165	£20,963,909	£20,814,240	£20,604,704	£20,559,804
60% LAR - 40% CIR	35%	£21,161,599	£19,296,931	£19,265,674	£19,116,005	£18,906,470	£18,861,569
60% LAR - 40% CIR	40%	£19,343,146	£17,598,697	£17,567,440	£17,417,772	£17,208,236	£17,163,335
60% LAR - 40% CIR	45%	£17,524,693	£15,900,463	£15,869,206	£15,719,537	£15,510,001	£15,465,100
60% LAR - 40% CIR	50%	£15,706,239	£14,202,228	£14,170,972	£14,021,303	£13,811,767	£13,766,867

LB Camden
Local Plan Viability Testing 2026

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£36,755,968	£36,983,675	£36,952,353	£36,802,985	£36,353,349	£36,548,245
60% LAR - 40% CIR	10%	£37,742,130	£38,068,425	£38,067,122	£38,017,503	£38,707,967	£38,663,967
60% LAR - 40% CIR	15%	£38,733,692	£39,213,248	£39,213,990	£39,181,990	£39,822,786	£39,777,885
60% LAR - 40% CIR	20%	£39,725,254	£40,338,066	£40,338,809	£40,314,741	£40,957,605	£40,902,705
60% LAR - 40% CIR	25%	£40,716,816	£41,442,885	£41,441,628	£41,417,459	£42,052,423	£42,007,523
60% LAR - 40% CIR	30%	£41,708,378	£42,557,704	£42,556,447	£42,532,278	£42,167,243	£42,122,342
60% LAR - 40% CIR	35%	£42,699,940	£43,672,522	£43,671,265	£43,647,096	£42,282,061	£42,237,161
60% LAR - 40% CIR	40%	£43,691,502	£44,787,341	£44,786,084	£44,761,915	£42,396,880	£42,351,980
60% LAR - 40% CIR	45%	£44,683,064	£45,902,160	£45,900,903	£45,876,734	£42,511,699	£42,466,799
60% LAR - 40% CIR	50%	£45,674,626	£47,016,979	£47,015,722	£46,991,553	£42,626,517	£42,581,617
60% LAR - 40% CIR	55%	£46,666,188	£48,131,797	£48,130,541	£48,106,372	£42,741,337	£42,696,436

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£29,985,666	£27,218,719	£27,187,453	£27,037,785	£26,828,249	£26,783,349
60% LAR - 40% CIR	5%	£27,977,230	£25,333,526	£25,302,272	£25,152,603	£24,943,067	£24,898,167
60% LAR - 40% CIR	10%	£25,968,792	£23,448,345	£23,417,090	£23,267,422	£23,057,886	£23,012,985
60% LAR - 40% CIR	15%	£23,960,354	£21,563,165	£21,531,910	£21,382,242	£21,172,706	£21,127,805
60% LAR - 40% CIR	20%	£21,951,916	£19,677,985	£19,646,730	£19,497,062	£19,287,526	£19,242,625
60% LAR - 40% CIR	25%	£19,943,478	£17,792,804	£17,761,547	£17,611,879	£17,402,343	£17,357,442
60% LAR - 40% CIR	30%	£17,935,040	£15,907,622	£15,876,365	£15,726,697	£15,517,161	£15,472,261
60% LAR - 40% CIR	35%	£15,926,602	£14,022,441	£13,991,184	£13,841,515	£13,631,980	£13,587,080
60% LAR - 40% CIR	40%	£13,918,164	£12,137,260	£12,106,003	£11,956,335	£11,746,799	£11,701,898
60% LAR - 40% CIR	45%	£11,909,726	£10,252,079	£10,220,822	£10,071,153	£9,861,617	£9,816,717
60% LAR - 40% CIR	50%	£9,901,288	£8,366,897	£8,335,641	£8,185,973	£7,976,437	£7,931,536

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

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£34,037,968	£31,265,010	£31,233,753	£31,084,085	£30,874,549	£30,829,649
60% LAR - 40% CIR	5%	£32,033,530	£29,379,578	£29,348,322	£29,198,653	£28,989,117	£28,944,217
60% LAR - 40% CIR	10%	£30,019,092	£27,494,645	£27,463,390	£27,313,722	£27,104,186	£27,059,285
60% LAR - 40% CIR	15%	£28,006,654	£25,609,465	£25,578,209	£25,428,541	£25,219,005	£25,174,105
60% LAR - 40% CIR	20%	£25,998,216	£23,724,285	£23,693,029	£23,543,361	£23,333,825	£23,288,925
60% LAR - 40% CIR	25%	£23,989,778	£21,839,104	£21,807,847	£21,658,179	£21,448,643	£21,403,742
60% LAR - 40% CIR	30%	£21,981,340	£19,953,922	£19,922,665	£19,772,997	£19,563,461	£19,518,561
60% LAR - 40% CIR	35%	£19,972,902	£18,068,741	£18,037,484	£17,887,815	£17,678,279	£17,633,379
60% LAR - 40% CIR	40%	£17,964,464	£16,183,560	£16,152,303	£16,002,635	£15,793,099	£15,748,199
60% LAR - 40% CIR	45%	£15,956,026	£14,298,379	£14,267,122	£14,117,453	£13,907,917	£13,863,017
60% LAR - 40% CIR	50%	£13,947,588	£12,413,197	£12,381,941	£12,232,273	£12,022,737	£11,977,836

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

£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£35,708,568	£32,941,610	£32,910,353	£32,760,685	£32,551,149	£32,506,249
60% LAR - 40% CIR	5%	£33,700,130	£31,056,428	£31,025,172	£30,875,503	£30,665,967	£30,621,067
60% LAR - 40% CIR	10%	£31,691,692	£29,171,245	£29,139,990	£28,990,322	£28,780,786	£28,735,885
60% LAR - 40% CIR	15%	£29,683,254	£27,286,065	£27,254,809	£27,105,141	£26,895,605	£26,850,705
60% LAR - 40% CIR	20%	£27,674,816	£25,400,885	£25,369,628	£25,219,960	£25,010,423	£24,965,523
60% LAR - 40% CIR	25%	£25,666,378	£23,515,704	£23,484,447	£23,334,779	£23,125,243	£23,080,342
60% LAR - 40% CIR	30%	£23,657,940	£21,630,522	£21,599,265	£21,449,597	£21,240,061	£21,195,161
60% LAR - 40% CIR	35%	£21,649,502	£19,745,341	£19,714,084	£19,564,415	£19,354,880	£19,309,980
60% LAR - 40% CIR	40%	£19,641,064	£17,860,160	£17,828,903	£17,679,235	£17,469,699	£17,424,799
60% LAR - 40% CIR	45%	£17,632,626	£15,974,979	£15,943,722	£15,794,053	£15,584,517	£15,539,617
60% LAR - 40% CIR	50%	£15,624,188	£14,089,797	£14,058,541	£13,908,873	£13,699,337	£13,654,436

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

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£27,690,488	£34,923,510	£34,892,253	£34,742,585	£34,533,049	£34,488,148
60% LAR - 40% CIR	5%	£25,682,050	£33,038,328	£33,007,072	£32,857,403	£32,647,867	£32,602,967
60% LAR - 40% CIR	10%	£23,673,612	£31,153,146	£31,121,890	£30,972,222	£30,762,686	£30,717,785
60% LAR - 40% CIR	15%	£21,665,174	£29,267,965	£29,236,708	£29,087,041	£28,877,505	£28,832,605
60% LAR - 40% CIR	20%	£19,656,736	£27,382,785	£27,351,528	£27,201,860	£26,992,323	£26,947,423
60% LAR - 40% CIR	25%	£17,648,298	£25,497,604	£25,466,347	£25,316,679	£25,107,143	£25,062,242
60% LAR - 40% CIR	30%	£15,639,860	£23,612,422	£23,581,165	£23,431,497	£23,221,961	£23,177,061
60% LAR - 40% CIR	35%	£13,631,422	£21,727,241	£21,695,984	£21,546,315	£21,336,780	£21,291,880
60% LAR - 40% CIR	40%	£11,622,984	£19,842,060	£19,810,803	£19,661,135	£19,451,599	£19,406,699
60% LAR - 40% CIR	45%	£9,614,546	£17,956,878	£17,925,622	£17,775,953	£17,566,417	£17,521,517
60% LAR - 40% CIR	50%	£7,606,098	£16,071,697	£16,040,441	£15,890,773	£15,681,237	£15,636,336

LB Camden
Local Plan Viability Testing 2026

Resil 13 - 135 Flats	
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No Units	135
Site Area	1.44 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£17,835,985	£4,463,330	£3,997,411	£3,599,319	£2,504,095	£3,210,771
60% LAR - 40% CIR	5%	£15,894,360	£2,463,330	£4,085,777	£3,086,365	£1,707,458	£1,410,044
60% LAR - 40% CIR	10%	£13,924,905	£2,955,169	£2,560,033	£1,572,195	£173,250	£1,292,570
60% LAR - 40% CIR	15%	£11,940,513	£1,413,058	£1,017,977	£18,361	£1,402,174	£1,705,634
60% LAR - 40% CIR	20%	£9,942,861	£162,216	£566,950	£1,578,776	£2,965,335	£3,266,883
60% LAR - 40% CIR	25%	£7,932,077	£1,777,997	£2,181,633	£3,190,722	£4,803,445	£4,906,172
60% LAR - 40% CIR	30%	£5,908,286	£3,407,742	£3,810,402	£4,817,053	£6,228,359	£5,520,353
60% LAR - 40% CIR	35%	£3,871,619	£5,051,317	£5,453,119	£6,457,624	£7,863,931	£6,165,282
60% LAR - 40% CIR	40%	£1,822,202	£6,705,584	£7,109,645	£8,112,300	£9,516,015	£6,816,811
60% LAR - 40% CIR	45%	£251,176	£8,379,405	£8,773,943	£9,766,936	£11,162,467	£11,462,795
60% LAR - 40% CIR	50%	£2,387,973	£10,063,645	£10,463,572	£11,463,393	£12,863,142	£13,163,088

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£15,988,796	£98,497,320	£98,009,412	£98,009,641	£98,172,091	£98,492,529
60% LAR - 40% CIR	5%	£98,810,370	£98,921,420	£97,217,084	£98,299,126	£98,991,272	£99,994,487
60% LAR - 40% CIR	10%	£97,479,626	£98,445,562	£99,844,698	£99,832,536	£101,231,480	£101,534,300
60% LAR - 40% CIR	15%	£96,464,217	£98,961,672	£100,366,763	£101,368,599	£102,806,908	£103,111,365
60% LAR - 40% CIR	20%	£91,463,870	£101,866,849	£101,921,160	£102,963,520	£104,404,961	£104,703,385
60% LAR - 40% CIR	25%	£89,472,664	£103,182,728	£103,596,363	£104,595,452	£106,008,176	£106,310,963
60% LAR - 40% CIR	30%	£85,966,444	£104,802,473	£105,415,353	£107,217,781	£107,833,086	£108,363,964
60% LAR - 40% CIR	35%	£97,533,112	£106,456,548	£106,857,650	£107,662,555	£109,570,013	£109,970,013
60% LAR - 40% CIR	40%	£99,562,529	£108,113,314	£108,514,376	£108,517,030	£110,620,745	£111,221,542
60% LAR - 40% CIR	45%	£101,599,408	£109,764,135	£110,164,573	£111,166,895	£112,667,195	£113,267,526
60% LAR - 40% CIR	50%	£103,792,793	£111,468,375	£111,868,393	£112,868,124	£114,267,873	£114,867,819

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£41,540,246	£93,386,581	£93,786,143	£94,781,371	£96,172,091	£96,474,259
60% LAR - 40% CIR	5%	£43,861,101	£94,462,131	£95,269,684	£96,269,126	£97,678,053	£97,979,415
60% LAR - 40% CIR	10%	£45,460,287	£96,430,292	£99,823,428	£97,813,267	£100,212,211	£100,513,031
60% LAR - 40% CIR	15%	£47,444,945	£97,972,492	£98,367,486	£99,367,100	£102,757,635	£103,058,058
60% LAR - 40% CIR	20%	£49,442,600	£99,447,680	£99,864,411	£100,864,247	£104,302,166	£104,603,386
60% LAR - 40% CIR	25%	£51,453,383	£99,160,459	£99,567,094	£99,576,183	£103,859,399	£104,291,633
60% LAR - 40% CIR	30%	£53,471,175	£99,763,294	£99,168,984	£99,262,014	£103,611,604	£103,913,815
60% LAR - 40% CIR	35%	£55,513,643	£99,438,778	£98,635,050	£98,941,085	£107,245,352	£107,550,744
60% LAR - 40% CIR	40%	£57,563,260	£99,094,045	£99,495,107	£97,497,761	£108,501,476	£108,202,273
60% LAR - 40% CIR	45%	£59,627,937	£98,737,927	£99,264,895	£98,266,967	£107,651,009	£107,356,746
60% LAR - 40% CIR	50%	£61,775,434	£99,445,106	£99,849,634	£97,845,854	£112,345,694	£112,045,549

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£24,138,650	£35,977,395	£36,375,296	£37,370,525	£38,763,645	£39,062,413
60% LAR - 40% CIR	5%	£26,860,826	£37,441,245	£37,847,638	£38,842,221	£40,261,717	£40,560,472
60% LAR - 40% CIR	10%	£28,049,711	£39,019,446	£39,414,592	£40,402,421	£41,801,365	£42,104,165
60% LAR - 40% CIR	15%	£29,624,152	£40,561,557	£40,968,638	£41,956,254	£43,276,789	£43,579,590
60% LAR - 40% CIR	20%	£32,617,744	£42,116,653	£42,541,166	£43,551,360	£44,661,950	£44,964,499
60% LAR - 40% CIR	25%	£34,042,538	£43,792,613	£43,196,248	£43,195,337	£45,578,960	£45,880,767
60% LAR - 40% CIR	30%	£36,666,297	£45,362,967	£43,766,117	£44,731,699	£46,207,016	£46,508,868
60% LAR - 40% CIR	35%	£38,152,867	£47,053,552	£47,477,734	£45,433,259	£48,535,545	£48,836,988
60% LAR - 40% CIR	40%	£40,152,413	£48,683,199	£49,084,261	£50,088,615	£51,499,639	£51,791,427
60% LAR - 40% CIR	45%	£42,206,361	£50,394,020	£50,794,458	£51,651,561	£53,151,763	£53,445,410
60% LAR - 40% CIR	50%	£44,363,688	£52,035,269	£52,436,168	£53,435,698	£54,837,758	£55,131,763

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
0	0%	£3,587,381	£15,986,935	£15,784,027	£16,789,258	£18,182,075	£18,481,144
60% LAR - 40% CIR	5%	£5,466,896	£16,910,016	£17,096,569	£18,291,261	£19,685,858	£19,983,302
60% LAR - 40% CIR	10%	£7,468,442	£18,438,177	£18,633,313	£19,821,191	£21,220,998	£21,522,916
60% LAR - 40% CIR	15%	£9,459,523	£19,960,288	£20,166,368	£21,346,986	£22,755,528	£23,058,860
60% LAR - 40% CIR	20%	£11,450,465	£21,556,564	£21,966,396	£22,872,123	£24,368,681	£24,669,229
60% LAR - 40% CIR	25%	£13,461,269	£23,177,344	£23,574,979	£24,384,080	£25,996,791	£26,299,518
60% LAR - 40% CIR	30%	£15,485,960	£24,841,984	£25,260,744	£25,913,396	£27,611,719	£27,914,199
60% LAR - 40% CIR	35%	£17,521,727	£26,434,053	£26,846,465	£27,850,070	£29,258,625	£29,558,625
60% LAR - 40% CIR	40%	£19,571,144	£28,101,930	£28,592,092	£29,693,646	£30,905,817	£31,210,198
60% LAR - 40% CIR	45%	£21,646,122	£29,772,761	£30,170,189	£31,174,762	£32,573,014	£32,878,141
60% LAR - 40% CIR	50%	£23,781,319	£31,456,991	£31,666,818	£32,866,739	£34,264,468	£34,568,434

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
No Units	138
Site Area	1.04 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£24,864,955	£11,996,524	£11,568,413	£10,803,164	£9,269,844	£8,811,296
60% LAR - 40% CIR	10%	£21,621,908	£10,182,465	£9,785,916	£9,284,534	£7,406,597	£7,109,183
60% LAR - 40% CIR	15%	£19,365,540	£8,354,353	£7,959,218	£6,971,380	£5,588,405	£5,292,054
60% LAR - 40% CIR	20%	£17,055,984	£6,512,289	£6,118,451	£5,153,859	£3,755,425	£3,460,051
60% LAR - 40% CIR	25%	£14,813,368	£4,656,408	£4,263,751	£3,282,108	£1,907,809	£1,613,316
60% LAR - 40% CIR	30%	£12,504,511	£2,789,845	£2,395,250	£1,416,265	£32,070	£270,167
60% LAR - 40% CIR	35%	£10,175,892	£933,732	£598,772	£450,114	£1,889,422	£2,201,417
60% LAR - 40% CIR	40%	£7,834,396	£-1,033,445	£-1,435,248	£-2,439,753	£3,846,060	£4,147,412
60% LAR - 40% CIR	45%	£5,480,149	£-2,999,780	£-3,400,842	£-4,403,486	£5,807,212	£6,108,008
60% LAR - 40% CIR	50%	£3,133,280	£-4,978,669	£-5,380,106	£-6,381,000	£7,792,731	£8,083,059
60% LAR - 40% CIR	55%	£733,916	£-6,972,975	£-7,372,903	£-8,372,724	£9,772,472	£10,072,419

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£17,539,788	£36,498,238	£39,808,318	£50,801,547	£82,794,969	£102,493,438
60% LAR - 40% CIR	5%	£19,762,622	£31,222,461	£33,618,015	£45,610,177	£73,368,134	£94,295,548
60% LAR - 40% CIR	10%	£22,030,190	£23,552,318	£23,443,513	£34,431,351	£58,818,325	£76,112,877
60% LAR - 40% CIR	15%	£24,305,748	£14,892,442	£16,236,280	£16,270,872	£37,649,302	£47,944,076
60% LAR - 40% CIR	20%	£26,591,363	£6,748,323	£8,743,960	£8,122,622	£19,468,022	£24,911,415
60% LAR - 40% CIR	25%	£28,900,220	£-1,617,888	£-1,099,480	£-1,399,465	£10,137,681	£14,674,898
60% LAR - 40% CIR	30%	£31,228,638	£-3,550,998	£-2,086,659	£-2,610,854	£10,304,153	£13,558,147
60% LAR - 40% CIR	35%	£33,570,335	£-5,426,177	£-3,035,979	£-3,603,844	£10,250,761	£12,552,142
60% LAR - 40% CIR	40%	£35,924,582	£-7,304,511	£-4,048,572	£-4,608,827	£10,721,943	£12,512,738
60% LAR - 40% CIR	45%	£38,291,450	£-9,186,240	£-5,066,838	£-5,617,355	£10,937,451	£12,485,790
60% LAR - 40% CIR	50%	£40,675,814	£-10,977,795	£-6,085,773	£-6,629,777	£11,177,283	£12,477,159

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£15,535,488	£37,588,937	£37,787,038	£48,762,276	£80,775,367	£102,474,168
60% LAR - 40% CIR	5%	£17,762,592	£29,276,962	£29,098,045	£39,809,828	£67,276,278	£87,276,278
60% LAR - 40% CIR	10%	£19,918,921	£21,031,108	£21,438,243	£32,414,082	£53,797,056	£71,083,408
60% LAR - 40% CIR	15%	£22,288,477	£12,873,173	£13,287,911	£24,251,603	£39,603,023	£50,404,410
60% LAR - 40% CIR	20%	£24,672,080	£4,718,064	£5,127,171	£16,103,353	£24,747,047	£34,772,146
60% LAR - 40% CIR	25%	£26,990,951	£-1,598,817	£-1,090,211	£-1,379,197	£15,353,362	£19,655,629
60% LAR - 40% CIR	30%	£29,328,570	£-3,485,728	£-2,378,685	£-2,673,276	£11,284,803	£14,588,873
60% LAR - 40% CIR	35%	£31,651,068	£-5,415,908	£-3,600,210	£-3,615,215	£10,311,532	£13,532,873
60% LAR - 40% CIR	40%	£33,955,312	£-7,359,241	£-4,788,303	£-4,637,857	£9,512,673	£12,489,489
60% LAR - 40% CIR	45%	£36,270,141	£-9,268,138	£-5,768,661	£-5,669,861	£8,748,513	£11,458,513
60% LAR - 40% CIR	50%	£38,651,845	£-11,185,438	£-6,768,385	£-6,768,185	£8,157,834	£10,457,880

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£18,109,652	£28,678,111	£28,378,203	£38,371,431	£69,764,761	£93,063,309
60% LAR - 40% CIR	5%	£20,352,707	£20,762,146	£20,188,069	£30,180,052	£49,568,018	£64,865,433
60% LAR - 40% CIR	10%	£22,609,075	£13,620,262	£13,015,387	£22,030,236	£38,368,210	£50,662,562
60% LAR - 40% CIR	15%	£24,878,831	£5,462,327	£5,838,105	£16,640,726	£28,210,186	£38,415,064
60% LAR - 40% CIR	20%	£27,161,347	£-1,118,258	£-1,710,864	£10,602,507	£18,068,086	£28,361,350
60% LAR - 40% CIR	25%	£29,475,104	£-3,187,771	£-3,570,365	£6,558,351	£11,942,548	£24,244,763
60% LAR - 40% CIR	30%	£31,786,728	£-5,268,728	£-5,446,855	£4,484,728	£14,813,027	£24,176,030
60% LAR - 40% CIR	35%	£34,103,250	£-7,350,951	£-7,600,863	£4,414,336	£15,620,875	£24,122,027
60% LAR - 40% CIR	40%	£36,434,468	£-9,474,395	£-9,375,457	£4,378,111	£14,781,827	£24,089,623
60% LAR - 40% CIR	45%	£38,801,135	£-11,584,841	£-11,354,721	£4,358,815	£14,548,345	£24,051,874
60% LAR - 40% CIR	50%	£41,240,699	£-13,647,598	£-13,347,518	£4,347,339	£14,747,088	£24,047,634

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£2,471,817	£9,595,842	£9,784,933	£10,780,162	£12,983,482	£12,482,050
60% LAR - 40% CIR	5%	£228,362	£11,419,877	£11,807,438	£12,598,012	£11,588,768	£14,284,154
60% LAR - 40% CIR	10%	£22,927,808	£12,038,993	£13,434,128	£14,421,969	£15,804,941	£16,101,292
60% LAR - 40% CIR	15%	£24,297,362	£14,381,697	£15,274,855	£17,258,497	£17,867,917	£18,836,295
60% LAR - 40% CIR	20%	£25,678,975	£16,736,038	£17,125,595	£18,111,230	£19,485,537	£19,780,031
60% LAR - 40% CIR	25%	£26,988,835	£18,608,507	£18,998,098	£19,977,081	£21,361,277	£21,683,513
60% LAR - 40% CIR	30%	£28,317,454	£20,489,814	£20,949,915	£21,883,488	£23,260,768	£23,944,761
60% LAR - 40% CIR	35%	£29,658,951	£22,375,792	£22,826,041	£23,833,090	£25,179,408	£25,545,768
60% LAR - 40% CIR	40%	£31,013,197	£24,263,128	£24,794,188	£25,796,842	£27,200,598	£27,501,354
60% LAR - 40% CIR	45%	£32,380,066	£26,153,015	£26,723,458	£27,774,148	£29,177,077	£29,415,405
60% LAR - 40% CIR	50%	£33,699,439	£28,044,321	£28,766,248	£29,769,070	£31,168,818	£31,465,768

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
No Units	138
Site Area	1.04 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£33,077,004	£33,951,532	£33,569,824	£32,578,553	£21,207,173	£30,909,452
60% LAR - 40% CIR	10%	£30,217,736	£21,557,388	£21,166,804	£20,190,320	£18,804,875	£18,507,465
60% LAR - 40% CIR	15%	£27,345,282	£19,148,953	£18,757,586	£17,769,748	£16,386,774	£16,090,423
60% LAR - 40% CIR	20%	£24,458,766	£16,710,747	£16,316,910	£15,332,918	£13,963,088	£13,668,510
60% LAR - 40% CIR	25%	£21,561,314	£14,254,558	£13,862,301	£12,880,658	£11,508,358	£11,211,866
60% LAR - 40% CIR	30%	£18,653,053	£11,785,485	£11,393,891	£10,414,905	£9,044,326	£8,750,830
60% LAR - 40% CIR	35%	£15,726,107	£9,302,464	£8,911,816	£7,935,197	£6,567,932	£6,274,946
60% LAR - 40% CIR	40%	£12,789,603	£6,806,024	£6,416,210	£5,441,670	£4,077,316	£3,784,954
60% LAR - 40% CIR	45%	£9,819,517	£4,296,302	£3,807,205	£2,934,462	£1,572,621	£1,280,796
60% LAR - 40% CIR	50%	£6,830,495	£1,773,429	£1,384,038	£1,011,987	£693,298	£41,283,586
60% LAR - 40% CIR	55%		£791,636	£1,191,664	£2,191,385	£3,691,133	£3,891,080

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£95,481,776	£77,492,798	£77,844,507	£78,805,178	£83,197,558	£90,495,499
60% LAR - 40% CIR	5%	£93,307,726	£74,841,731	£75,001,906	£76,214,410	£80,497,210	£87,891,270
60% LAR - 40% CIR	10%	£91,186,995	£72,255,739	£72,647,144	£73,634,983	£78,017,957	£85,314,309
60% LAR - 40% CIR	15%	£89,095,449	£69,693,653	£70,097,820	£71,072,413	£75,480,943	£82,746,221
60% LAR - 40% CIR	20%	£87,044,965	£67,169,723	£67,542,436	£68,524,027	£73,868,874	£80,194,855
60% LAR - 40% CIR	25%	£85,043,417	£64,619,245	£65,010,840	£66,009,825	£72,360,404	£78,654,191
60% LAR - 40% CIR	30%	£83,074,678	£62,104,615	£62,489,615	£63,489,615	£70,856,795	£77,129,785
60% LAR - 40% CIR	35%	£81,145,624	£59,619,700	£60,088,521	£61,093,080	£69,357,415	£75,615,776
60% LAR - 40% CIR	40%	£79,251,128	£57,169,428	£57,697,528	£58,704,288	£67,852,110	£74,100,332
60% LAR - 40% CIR	45%	£77,395,213	£54,765,253	£55,318,733	£56,318,733	£66,347,285	£72,583,917
60% LAR - 40% CIR	50%	£75,574,235	£52,395,358	£52,956,295	£53,956,115	£64,839,884	£71,068,511

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

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£55,482,501	£36,433,529	£36,825,638	£36,905,909	£38,178,289	£38,476,079
60% LAR - 40% CIR	5%	£53,308,457	£33,828,044	£34,218,057	£34,198,141	£35,469,877	£35,767,667
60% LAR - 40% CIR	10%	£51,187,725	£31,235,469	£31,627,875	£31,610,714	£33,898,088	£34,195,039
60% LAR - 40% CIR	15%	£49,045,180	£28,674,714	£29,088,561	£29,053,144	£32,326,574	£32,623,502
60% LAR - 40% CIR	20%	£46,945,686	£26,149,264	£26,573,101	£26,523,101	£30,754,104	£31,050,984
60% LAR - 40% CIR	25%	£44,824,148	£23,669,978	£24,101,871	£24,070,559	£29,181,135	£29,634,837
60% LAR - 40% CIR	30%	£42,745,480	£21,235,488	£21,673,458	£21,623,288	£27,612,205	£28,115,519
60% LAR - 40% CIR	35%	£40,695,355	£18,857,437	£19,326,252	£19,254,791	£26,047,145	£26,600,207
60% LAR - 40% CIR	40%	£38,675,659	£16,529,159	£17,000,259	£16,900,989	£24,482,840	£25,069,817
60% LAR - 40% CIR	45%	£36,695,944	£14,254,558	£14,733,733	£14,610,733	£22,918,577	£23,506,949
60% LAR - 40% CIR	50%	£34,754,886	£12,041,797	£12,527,028	£12,396,848	£21,358,585	£21,946,541

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

£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£38,561,695	£18,022,683	£18,414,761	£18,365,583	£19,767,442	£21,085,133
60% LAR - 40% CIR	5%	£36,481,811	£15,471,217	£15,867,017	£15,784,256	£17,189,740	£18,507,158
60% LAR - 40% CIR	10%	£34,398,679	£12,925,823	£13,317,029	£13,204,867	£15,607,842	£16,924,192
60% LAR - 40% CIR	15%	£32,305,333	£10,383,898	£10,780,705	£10,642,298	£14,026,227	£15,341,105
60% LAR - 40% CIR	20%	£30,214,680	£7,841,658	£8,240,114	£8,080,957	£12,448,257	£13,762,759
60% LAR - 40% CIR	25%	£28,121,302	£5,299,139	£5,697,124	£5,520,710	£10,870,289	£12,179,085
60% LAR - 40% CIR	30%	£26,028,683	£2,756,458	£3,154,258	£2,979,418	£9,296,863	£10,606,610
60% LAR - 40% CIR	35%	£23,935,506	£2,218,981	£2,618,058	£2,438,058	£7,722,296	£9,031,817
60% LAR - 40% CIR	40%	£21,842,013	£1,681,313	£2,087,410	£1,904,135	£6,147,864	£7,456,917
60% LAR - 40% CIR	45%	£19,748,086	£1,144,213	£1,558,876	£1,375,876	£4,572,473	£5,881,917
60% LAR - 40% CIR	50%	£17,654,119	£86,766,251	£86,166,480	£84,166,000	£2,997,749	£2,485,695

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

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£14,529,614	£2,558,586	£2,168,478	£1,186,207	£188,171	£483,861
60% LAR - 40% CIR	5%	£11,883,655	£184,052	£169,842	£1,003,009	£2,586,471	£2,586,888
60% LAR - 40% CIR	10%	£8,824,390	£2,244,353	£2,635,760	£3,823,988	£5,008,572	£5,302,823
60% LAR - 40% CIR	15%	£5,951,696	£4,652,595	£5,067,028	£5,067,028	£4,552,658	£4,552,658
60% LAR - 40% CIR	20%	£3,066,416	£7,136,385	£7,531,045	£8,512,688	£9,866,868	£10,181,483
60% LAR - 40% CIR	25%	£167,068	£9,607,861	£9,999,455	£10,978,411	£12,349,020	£12,642,718
60% LAR - 40% CIR	30%	£1,411,459	£12,006,984	£12,411,830	£13,458,478	£14,825,414	£15,115,403
60% LAR - 40% CIR	35%	£5,687,235	£14,587,323	£14,977,137	£16,501,876	£17,316,530	£17,608,302
60% LAR - 40% CIR	40%	£8,603,743	£17,097,044	£17,488,141	£18,488,884	£19,820,725	£20,112,548
60% LAR - 40% CIR	45%	£12,150,086	£19,616,917	£20,008,981	£20,981,109	£22,378,604	£22,670,910
60% LAR - 40% CIR	50%	£14,962,880	£22,184,882	£22,584,910	£23,564,731	£24,984,479	£25,284,426

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
No Units	138
Site Area	1.04 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£41,665,456	£32,850,623	£32,458,714	£31,478,443	£30,156,063	£29,811,982
60% LAR - 40% CIR	10%	£38,356,884	£30,011,943	£29,520,750	£28,544,397	£27,271,190	£26,984,245
60% LAR - 40% CIR	15%	£35,032,255	£27,157,994	£26,789,787	£25,795,805	£24,433,616	£24,141,718
60% LAR - 40% CIR	20%	£31,684,563	£24,210,210	£24,023,454	£22,933,163	£21,575,079	£21,284,541
60% LAR - 40% CIR	25%	£28,343,936	£18,516,037	£18,130,327	£17,043,045	£15,793,306	£15,499,610
60% LAR - 40% CIR	30%	£24,983,500	£15,801,511	£15,210,884	£14,124,045	£12,866,070	£12,573,984
60% LAR - 40% CIR	35%	£21,604,380	£12,655,141	£12,265,325	£11,290,787	£10,026,433	£9,734,071
60% LAR - 40% CIR	40%	£18,215,701	£9,695,487	£9,306,369	£8,333,646	£7,071,805	£6,779,983
60% LAR - 40% CIR	45%	£14,814,590	£6,722,692	£6,334,190	£5,362,961	£4,100,340	£3,711,971
60% LAR - 40% CIR	50%	£11,401,172	£3,735,859	£3,348,861	£2,378,868	£1,120,875	£729,878

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£34,436,273	£28,533,938	£28,646,016	£29,305,298	£31,289,868	£31,592,749
60% LAR - 40% CIR	5%	£31,176,493	£25,761,368	£25,743,061	£26,470,494	£28,457,441	£28,760,486
60% LAR - 40% CIR	10%	£27,947,847	£22,948,737	£22,933,933	£23,698,925	£25,681,115	£25,983,013
60% LAR - 40% CIR	15%	£24,732,476	£20,113,625	£20,101,743	£20,947,538	£22,929,262	£23,230,100
60% LAR - 40% CIR	20%	£21,519,189	£17,284,521	£17,269,521	£18,018,198	£20,170,415	£20,471,264
60% LAR - 40% CIR	25%	£18,309,795	£14,458,694	£14,443,845	£15,240,845	£17,471,424	£17,772,120
60% LAR - 40% CIR	30%	£15,104,231	£11,633,222	£11,618,667	£12,819,455	£14,937,951	£15,238,733
60% LAR - 40% CIR	35%	£11,900,351	£8,807,589	£8,793,105	£10,013,541	£12,074,298	£12,375,660
60% LAR - 40% CIR	40%	£8,695,030	£5,979,244	£5,964,342	£7,197,084	£9,342,302	£9,643,748
60% LAR - 40% CIR	45%	£5,489,045	£3,150,045	£3,135,541	£4,380,473	£6,527,401	£6,828,859
60% LAR - 40% CIR	50%	£2,283,559	£3,687,872	£3,673,870	£4,905,853	£7,051,855	£7,353,853

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

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£24,416,004	£20,534,039	£20,626,747	£21,307,918	£23,279,369	£23,573,485
60% LAR - 40% CIR	5%	£21,212,134	£17,743,118	£17,744,732	£18,421,198	£20,392,217	£20,687,217
60% LAR - 40% CIR	10%	£18,008,277	£14,927,469	£14,910,664	£15,589,658	£17,551,846	£17,846,743
60% LAR - 40% CIR	15%	£14,804,357	£12,104,350	£12,087,474	£12,752,209	£14,719,983	£15,015,021
60% LAR - 40% CIR	20%	£11,600,436	£9,281,231	£9,264,608	£9,930,187	£11,887,143	£12,182,084
60% LAR - 40% CIR	25%	£8,396,526	£6,458,424	£6,441,134	£7,102,578	£9,059,135	£9,354,851
60% LAR - 40% CIR	30%	£5,192,602	£3,635,695	£3,618,216	£4,274,626	£6,215,426	£6,511,217
60% LAR - 40% CIR	35%	£1,988,681	£8,735,325	£8,718,138	£9,384,674	£11,349,020	£11,644,300
60% LAR - 40% CIR	40%	£1,189,781	£5,919,975	£5,903,072	£6,518,815	£8,483,698	£8,779,479
60% LAR - 40% CIR	45%	£1,593,672	£3,100,045	£3,083,271	£3,609,786	£5,572,959	£5,868,599
60% LAR - 40% CIR	50%	£1,884,298	£3,545,462	£3,530,681	£4,066,584	£5,984,586	£6,280,584

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

£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£2,991,842	£9,123,793	£9,215,901	£10,486,172	£11,869,953	£12,162,834
60% LAR - 40% CIR	5%	£2,774,981	£8,916,272	£9,008,696	£10,300,366	£11,687,425	£11,980,371
60% LAR - 40% CIR	10%	£2,557,731	£8,708,822	£8,801,818	£9,916,810	£11,500,999	£11,792,897
60% LAR - 40% CIR	15%	£2,340,261	£8,495,710	£8,588,628	£9,704,423	£11,312,537	£11,604,074
60% LAR - 40% CIR	20%	£2,122,800	£8,282,450	£8,375,601	£9,491,001	£11,124,087	£11,415,636
60% LAR - 40% CIR	25%	£1,905,339	£8,069,190	£8,162,284	£9,277,570	£10,935,636	£11,227,185
60% LAR - 40% CIR	30%	£1,687,878	£7,855,930	£7,949,024	£9,064,139	£10,747,185	£11,038,234
60% LAR - 40% CIR	35%	£1,470,417	£7,642,670	£7,735,764	£8,850,702	£10,558,734	£10,848,783
60% LAR - 40% CIR	40%	£1,252,956	£7,429,410	£7,522,504	£8,637,265	£10,370,283	£10,659,332
60% LAR - 40% CIR	45%	£1,035,495	£7,216,150	£7,309,244	£8,423,816	£10,181,832	£10,470,881
60% LAR - 40% CIR	50%	£818,034	£7,002,890	£7,095,984	£8,210,367	£10,000,381	£10,282,430

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

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£25,573,111	£11,457,477	£11,065,368	£10,065,087	£8,772,716	£8,418,835
60% LAR - 40% CIR	5%	£22,274,981	£9,617,997	£9,227,403	£8,250,961	£7,063,844	£6,709,968
60% LAR - 40% CIR	10%	£19,963,538	£7,784,647	£7,375,451	£6,440,459	£5,274,372	£4,920,491
60% LAR - 40% CIR	15%	£17,652,095	£5,951,297	£5,542,055	£5,029,641	£4,058,917	£3,705,036
60% LAR - 40% CIR	20%	£15,340,652	£4,117,947	£3,708,205	£3,518,829	£2,846,468	£2,492,587
60% LAR - 40% CIR	25%	£13,029,209	£2,284,597	£1,875,351	£1,466,911	£1,252,461	£938,510
60% LAR - 40% CIR	30%	£10,717,766	£4,877,309	£4,468,010	£3,229,461	£2,020,940	£1,667,738
60% LAR - 40% CIR	35%	£8,406,323	£3,047,154	£2,637,905	£1,910,435	£1,100,435	£811,435
60% LAR - 40% CIR	40%	£6,094,880	£1,217,889	£868,957	£730,969	£421,541	£273,364
60% LAR - 40% CIR	45%	£3,783,437	£1,473,695	£1,040,106	£710,000	£370,000	£220,000
60% LAR - 40% CIR	50%	£1,470,417	£1,666,487	£1,244,485	£910,478	£272,471	£163,469

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
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No Units	138
Site Area	1.84 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£55,904,750	£47,582,306	£47,260,198	£46,385,365	£44,387,547	£44,843,855
60% LAR - 40% CIR	10%	£51,859,701	£44,101,253	£43,710,659	£42,754,176	£41,367,100	£41,674,154
60% LAR - 40% CIR	15%	£47,801,684	£39,657,668	£39,144,133	£38,144,141	£37,781,951	£37,490,053
60% LAR - 40% CIR	20%	£43,730,762	£33,275,396	£32,888,641	£31,921,751	£30,968,106	£30,278,039
60% LAR - 40% CIR	25%	£39,647,119	£29,639,649	£29,253,940	£28,289,668	£26,939,686	£26,650,405
60% LAR - 40% CIR	30%	£35,531,247	£25,990,595	£25,605,780	£24,643,839	£23,297,122	£23,008,539
60% LAR - 40% CIR	35%	£31,401,501	£22,328,248	£21,944,291	£20,984,398	£19,640,550	£19,352,582
60% LAR - 40% CIR	40%	£27,258,198	£18,652,856	£18,269,606	£17,311,482	£15,970,159	£15,678,623
60% LAR - 40% CIR	45%	£23,104,452	£14,964,510	£14,581,858	£13,611,715	£12,261,994	£11,969,624
60% LAR - 40% CIR	50%	£18,937,419	£11,235,726	£10,847,728	£9,877,734	£8,519,743	£8,228,744

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£11,898,048	£33,722,425	£34,114,533	£33,964,804	£36,467,161	£36,761,286
60% LAR - 40% CIR	5%	£14,499,881	£31,301,476	£31,694,071	£31,601,284	£34,037,617	£34,331,747
60% LAR - 40% CIR	10%	£10,543,030	£30,889,401	£31,287,588	£31,262,590	£33,822,780	£34,114,877
60% LAR - 40% CIR	15%	£13,653,087	£34,507,063	£34,894,961	£34,864,777	£37,222,480	£37,515,429
60% LAR - 40% CIR	20%	£37,672,969	£38,125,324	£38,168,462	£38,168,462	£41,129,691	£41,129,691
60% LAR - 40% CIR	25%	£91,797,612	£71,765,062	£72,150,793	£72,150,793	£74,465,045	£74,754,328
60% LAR - 40% CIR	30%	£35,973,484	£75,114,174	£75,168,661	£75,168,661	£78,107,659	£78,396,150
60% LAR - 40% CIR	35%	£70,023,229	£75,075,463	£76,460,440	£76,460,440	£81,754,161	£82,052,149
60% LAR - 40% CIR	40%	£74,145,533	£82,751,875	£83,135,125	£84,093,249	£85,434,822	£85,728,108
60% LAR - 40% CIR	45%	£79,296,266	£88,443,220	£88,823,873	£89,783,616	£90,155,107	£90,448,108
60% LAR - 40% CIR	50%	£82,487,312	£90,169,605	£90,557,002	£91,526,998	£92,894,968	£93,175,987

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£51,224	£11,703,198	£12,085,264	£13,093,535	£14,247,915	£14,741,097
60% LAR - 40% CIR	5%	£1,919,212	£10,264,259	£10,644,002	£11,651,285	£12,805,665	£13,311,797
60% LAR - 40% CIR	10%	£7,523,765	£18,873,132	£19,268,329	£20,241,321	£21,803,510	£22,885,408
60% LAR - 40% CIR	15%	£11,983,769	£22,487,794	£22,875,712	£23,845,508	£25,407,697	£26,489,180
60% LAR - 40% CIR	20%	£12,644,689	£26,102,660	£26,490,680	£27,462,710	£29,024,900	£29,607,422
60% LAR - 40% CIR	25%	£18,738,342	£29,748,813	£30,131,821	£31,095,793	£32,658,773	£33,735,059
60% LAR - 40% CIR	30%	£23,884,215	£33,394,958	£33,778,655	£34,741,622	£36,305,466	£37,378,323
60% LAR - 40% CIR	35%	£27,853,860	£37,057,214	£37,441,171	£38,401,063	£39,944,912	£40,922,880
60% LAR - 40% CIR	40%	£32,126,254	£40,732,608	£41,115,855	£42,073,980	£43,615,353	£44,708,838
60% LAR - 40% CIR	45%	£36,396,690	£44,409,951	£44,793,614	£45,747,747	£47,284,630	£48,484,610
60% LAR - 40% CIR	50%	£40,448,642	£48,145,738	£48,537,733	£49,587,727	£50,865,719	£51,156,717

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£17,962,070	£5,707,891	£5,315,582	£4,335,311	£2,982,531	£2,668,849
60% LAR - 40% CIR	5%	£13,930,134	£2,126,637	£1,736,044	£769,561	£497,435	£460,849
60% LAR - 40% CIR	10%	£9,885,086	£1,468,286	£1,067,483	£2,850,475	£4,192,684	£4,484,562
60% LAR - 40% CIR	15%	£9,827,049	£5,578,848	£5,464,696	£9,434,662	£7,766,375	£8,083,314
60% LAR - 40% CIR	20%	£1,786,147	£9,669,119	£9,604,074	£10,552,684	£11,468,008	£11,686,576
60% LAR - 40% CIR	25%	£2,327,498	£12,334,969	£12,720,675	£13,684,547	£15,034,929	£15,324,210
60% LAR - 40% CIR	30%	£6,444,962	£15,964,010	£16,368,878	£17,330,278	£18,807,064	£19,095,070
60% LAR - 40% CIR	35%	£10,573,114	£19,645,369	£20,030,325	£20,990,517	£22,534,396	£22,822,024
60% LAR - 40% CIR	40%	£14,718,418	£23,321,789	£23,705,610	£24,663,134	£26,064,367	£26,295,992
60% LAR - 40% CIR	45%	£18,910,150	£27,001,126	£27,384,795	£28,362,801	£29,627,627	£29,813,961
60% LAR - 40% CIR	50%	£23,037,198	£30,735,899	£31,126,887	£32,096,681	£33,454,872	£33,745,871

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£38,543,339	£26,288,960	£25,995,851	£24,916,580	£23,544,200	£23,250,118
60% LAR - 40% CIR	5%	£34,511,404	£22,707,807	£22,317,313	£21,340,830	£19,973,754	£19,680,828
60% LAR - 40% CIR	10%	£30,466,355	£19,112,584	£18,723,786	£17,750,784	£16,388,605	£16,096,707
60% LAR - 40% CIR	15%	£26,406,378	£15,504,321	£15,116,403	£14,146,807	£12,788,694	£12,497,566
60% LAR - 40% CIR	20%	£22,337,416	£11,886,060	£11,495,295	£10,528,405	£9,174,760	£8,884,693
60% LAR - 40% CIR	25%	£18,253,773	£8,249,303	£7,860,094	£6,896,322	£5,546,340	£5,257,059
60% LAR - 40% CIR	30%	£14,137,900	£4,597,210	£4,212,433	£3,250,775	£1,903,775	£1,615,189
60% LAR - 40% CIR	35%	£10,008,155	£934,961	£850,844	£608,568	£375,796	£340,763
60% LAR - 40% CIR	40%	£5,865,852	£2,740,491	£3,123,741	£4,081,964	£5,423,717	£5,714,723
60% LAR - 40% CIR	45%	£4,478,436	£1,711,116	£1,841,469	£2,781,631	£3,541,362	£3,643,721
60% LAR - 40% CIR	50%	£2,445,937	£1,167,429	£1,044,618	£1,181,612	£1,873,863	£1,164,602

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
No Units	138
Site Area	1.04 Ha

Residual land values:	
Tenure	% AH
60% LAR - 40% CIR	5%
60% LAR - 40% CIR	10%
60% LAR - 40% CIR	15%
60% LAR - 40% CIR	20%
60% LAR - 40% CIR	25%
60% LAR - 40% CIR	30%
60% LAR - 40% CIR	35%
60% LAR - 40% CIR	40%
60% LAR - 40% CIR	45%
60% LAR - 40% CIR	50%

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£36,913,115	£36,581,196	£36,169,088	£35,258,817	£33,856,437	£33,542,355
60% LAR - 40% CIR	10%	£34,432,366	£32,555,195	£32,164,008	£31,188,122	£29,851,045	£29,528,100
60% LAR - 40% CIR	15%	£30,938,488	£28,515,331	£28,126,134	£27,153,141	£25,790,952	£25,499,054
60% LAR - 40% CIR	20%	£25,431,529	£24,461,724	£24,073,808	£23,104,010	£21,746,297	£21,455,354
60% LAR - 40% CIR	25%	£20,911,905	£20,394,509	£20,007,753	£19,040,864	£17,687,218	£17,397,151
60% LAR - 40% CIR	30%	£16,379,441	£16,313,817	£15,928,108	£14,963,836	£13,613,854	£13,324,572
60% LAR - 40% CIR	35%	£11,834,359	£12,218,760	£11,835,002	£10,873,062	£9,526,344	£9,237,763
60% LAR - 40% CIR	40%	£7,276,784	£28,112,526	£27,726,569	£26,768,676	£25,424,828	£25,136,860
60% LAR - 40% CIR	45%	£3,265,297	£23,992,190	£23,608,940	£22,650,816	£21,309,443	£21,022,006
60% LAR - 40% CIR	50%	£2,075,385	£19,828,900	£19,476,247	£18,519,615	£17,180,329	£16,893,339
60% LAR - 40% CIR	55%	£23,459,168	£15,712,788	£15,330,622	£14,375,295	£13,019,063	£12,728,065

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£12,491,816	£14,923,534	£14,215,643	£16,166,814	£17,369,294	£17,062,376
60% LAR - 40% CIR	5%	£16,972,573	£14,894,512	£14,240,125	£16,279,408	£17,363,498	£17,074,030
60% LAR - 40% CIR	10%	£11,468,343	£12,889,400	£13,278,587	£14,251,589	£15,813,779	£15,505,677
60% LAR - 40% CIR	15%	£14,975,102	£16,043,007	£15,730,025	£16,300,721	£18,066,434	£17,748,372
60% LAR - 40% CIR	20%	£19,450,626	£18,100,222	£17,388,878	£18,363,867	£20,317,524	£20,007,263
60% LAR - 40% CIR	25%	£25,025,290	£15,999,914	£16,476,623	£18,440,895	£17,790,876	£17,480,159
60% LAR - 40% CIR	30%	£19,570,372	£18,044,851	£16,568,723	£17,531,689	£17,876,386	£17,566,659
60% LAR - 40% CIR	35%	£14,127,847	£17,263,205	£17,676,162	£17,636,053	£17,979,002	£17,678,871
60% LAR - 40% CIR	40%	£19,719,434	£17,412,547	£17,759,791	£17,753,919	£18,095,388	£18,392,725
60% LAR - 40% CIR	45%	£17,239,268	£15,445,811	£15,828,116	£15,845,116	£18,202,405	£18,511,793
60% LAR - 40% CIR	50%	£17,845,553	£15,691,843	£16,074,109	£17,029,525	£18,355,868	£18,676,668

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£5,527,654	£2,804,265	£3,160,373	£4,178,645	£5,540,594	£5,843,108
60% LAR - 40% CIR	5%	£3,046,895	£4,833,261	£3,197,406	£3,197,406	£3,864,615	£4,057,261
60% LAR - 40% CIR	10%	£653,027	£10,870,131	£11,258,528	£12,232,320	£13,594,509	£13,886,407
60% LAR - 40% CIR	15%	£1,933,833	£14,923,732	£15,311,686	£16,201,431	£17,639,344	£17,930,103
60% LAR - 40% CIR	20%	£4,973,526	£18,100,222	£17,377,103	£18,363,158	£21,566,122	£21,868,311
60% LAR - 40% CIR	25%	£13,006,021	£23,071,844	£23,457,353	£24,421,625	£25,771,867	£26,060,889
60% LAR - 40% CIR	30%	£11,551,192	£27,058,453	£26,514,401	£26,514,401	£26,514,401	£26,514,401
60% LAR - 40% CIR	35%	£22,106,678	£21,272,835	£21,656,852	£22,016,764	£23,960,933	£24,246,801
60% LAR - 40% CIR	40%	£26,700,185	£19,593,272	£19,776,522	£19,734,648	£20,016,018	£20,392,455
60% LAR - 40% CIR	45%	£19,367,436	£16,268,820	£16,268,820	£16,268,820	£16,268,820	£16,268,820
60% LAR - 40% CIR	50%	£15,926,294	£14,672,674	£14,654,540	£14,610,258	£14,568,389	£14,657,397

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£26,938,500	£14,606,581	£14,214,473	£13,234,261	£11,861,822	£11,567,740
60% LAR - 40% CIR	5%	£22,457,742	£10,580,984	£10,189,960	£9,213,596	£7,846,430	£7,553,485
60% LAR - 40% CIR	10%	£17,963,873	£6,540,715	£6,151,818	£5,178,526	£3,816,337	£3,524,439
60% LAR - 40% CIR	15%	£13,487,013	£2,487,109	£2,099,191	£1,120,395	£2,228,338	£2,019,287
60% LAR - 40% CIR	20%	£8,537,290	£1,944,197	£1,066,061	£4,683,192	£4,267,367	£4,077,460
60% LAR - 40% CIR	25%	£4,434,825	£5,690,738	£5,690,738	£7,010,779	£3,360,761	£3,050,543
60% LAR - 40% CIR	30%	£1,460,926	£9,754,036	£10,139,613	£11,101,553	£12,448,671	£12,736,850
60% LAR - 40% CIR	35%	£1,062,069	£11,062,069	£11,246,018	£12,246,018	£16,549,792	£16,837,739
60% LAR - 40% CIR	40%	£1,067,831	£17,892,438	£16,309,675	£16,323,789	£20,065,172	£20,392,609
60% LAR - 40% CIR	45%	£1,066,330	£22,115,716	£22,488,369	£22,405,001	£24,387,087	£24,691,277
60% LAR - 40% CIR	50%	£18,615,448	£16,361,828	£16,443,944	£17,599,410	£24,854,553	£25,246,550

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£47,518,769	£35,187,850	£34,795,742	£33,815,471	£32,443,081	£32,149,009
60% LAR - 40% CIR	5%	£43,035,012	£31,161,863	£30,771,228	£29,794,775	£28,627,898	£28,334,754
60% LAR - 40% CIR	10%	£38,545,142	£27,121,985	£26,732,787	£25,759,795	£24,397,606	£24,105,708
60% LAR - 40% CIR	15%	£34,035,263	£23,086,378	£22,690,460	£21,710,664	£20,352,561	£20,062,012
60% LAR - 40% CIR	20%	£29,518,559	£19,001,163	£18,614,407	£17,647,517	£16,289,812	£16,003,805
60% LAR - 40% CIR	25%	£24,989,094	£14,920,471	£14,534,762	£13,570,490	£12,220,508	£11,931,226
60% LAR - 40% CIR	30%	£20,441,013	£10,826,434	£10,441,059	£9,479,716	£8,122,988	£7,844,417
60% LAR - 40% CIR	35%	£15,883,438	£6,719,180	£6,335,223	£5,375,332	£4,031,482	£3,743,514
60% LAR - 40% CIR	40%	£11,291,951	£2,568,844	£2,215,904	£1,257,470	£83,903	£79,740
60% LAR - 40% CIR	45%	£9,685,019	£1,034,041	£1,034,041	£1,034,041	£1,034,041	£1,034,041
60% LAR - 40% CIR	50%	£2,065,822	£1,034,041	£1,034,041	£1,034,041	£1,034,041	£1,034,041

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
No Units	138
Site Area	1.04 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£74,887,401	£82,474,445	£82,085,229	£81,122,880	£88,759,630	£89,474,983
60% LAR - 40% CIR	10%	£75,117,429	£88,175,719	£87,785,995	£86,824,986	£95,457,009	£95,164,064
60% LAR - 40% CIR	15%	£85,324,345	£93,853,331	£93,465,468	£92,492,476	£101,130,286	£99,838,388
60% LAR - 40% CIR	20%	£88,516,273	£98,504,428	£98,116,510	£96,146,715	£106,799,001	£104,488,062
60% LAR - 40% CIR	25%	£90,889,335	£101,584,584	£101,196,828	£99,226,938	£111,869,001	£109,557,126
60% LAR - 40% CIR	30%	£92,887,856	£104,763,262	£104,377,553	£102,413,281	£117,063,299	£114,774,018
60% LAR - 40% CIR	35%	£94,023,359	£106,372,595	£105,987,918	£103,025,878	£121,679,160	£119,390,578
60% LAR - 40% CIR	40%	£116,568,570	£131,958,712	£131,584,755	£130,624,863	£143,281,014	£140,993,046
60% LAR - 40% CIR	45%	£136,297,410	£157,551,746	£157,168,496	£156,210,372	£164,868,969	£162,581,561
60% LAR - 40% CIR	50%	£131,384,334	£153,121,827	£152,739,174	£151,782,341	£160,443,255	£158,156,265
60% LAR - 40% CIR	55%	£126,473,687	£148,678,054	£148,296,919	£147,341,592	£156,003,920	£153,717,296

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£28,507,336	£36,935,286	£36,316,501	£40,262,640	£41,835,751	£41,826,782
60% LAR - 40% CIR	5%	£31,261,012	£41,244,012	£41,018,726	£44,409,449	£46,987,722	£46,244,691
60% LAR - 40% CIR	10%	£36,080,389	£47,517,400	£47,039,263	£50,412,253	£53,274,444	£52,568,342
60% LAR - 40% CIR	15%	£40,886,458	£51,900,302	£51,282,221	£55,268,615	£58,615,728	£57,868,606
60% LAR - 40% CIR	20%	£45,705,366	£56,264,147	£55,568,961	£60,017,126	£63,871,428	£63,061,259
60% LAR - 40% CIR	25%	£49,537,075	£59,841,469	£59,027,178	£63,991,450	£68,341,432	£67,530,713
60% LAR - 40% CIR	30%	£55,361,372	£65,032,136	£64,048,613	£69,339,553	£73,725,671	£72,814,124
60% LAR - 40% CIR	35%	£59,238,161	£68,435,016	£67,319,975	£73,779,888	£77,123,717	£76,211,884
60% LAR - 40% CIR	40%	£65,107,320	£74,852,885	£73,628,235	£79,184,359	£83,535,731	£82,623,169
60% LAR - 40% CIR	45%	£70,026,928	£79,263,954	£78,068,457	£84,003,168	£88,987,475	£88,045,458
60% LAR - 40% CIR	50%	£74,931,064	£83,725,648	£82,507,812	£88,963,229	£93,900,811	£92,957,435

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£15,511,940	£3,088,983	£2,702,768	£1,737,229	£383,568	£39,487
60% LAR - 40% CIR	5%	£19,721,999	£4,214,231	£3,861,379	£2,961,375	£1,869,863	£4,241,267
60% LAR - 40% CIR	10%	£5,938,684	£5,532,131	£5,910,994	£8,892,986	£8,255,175	£8,547,073
60% LAR - 40% CIR	15%	£11,132,611	£9,801,033	£10,288,851	£11,738,746	£12,586,660	£12,887,988
60% LAR - 40% CIR	20%	£14,244,878	£12,444,878	£12,631,034	£14,598,523	£15,622,168	£15,924,226
60% LAR - 40% CIR	25%	£19,517,806	£18,622,209	£19,007,809	£19,972,181	£21,322,162	£21,611,444
60% LAR - 40% CIR	30%	£15,366,103	£15,366,103	£15,366,103	£15,366,103	£15,366,103	£15,366,103
60% LAR - 40% CIR	35%	£15,215,891	£15,215,891	£15,215,891	£15,215,891	£15,215,891	£15,215,891
60% LAR - 40% CIR	40%	£23,089,051	£23,089,051	£23,089,051	£23,089,051	£23,089,051	£23,089,051
60% LAR - 40% CIR	45%	£27,091,137	£27,091,137	£27,091,137	£27,091,137	£27,091,137	£27,091,137
60% LAR - 40% CIR	50%	£32,911,795	£32,911,795	£32,911,795	£32,911,795	£32,911,795	£32,911,795

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,429,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£32,922,786	£20,499,829	£20,113,614	£19,148,075	£17,794,414	£17,500,333
60% LAR - 40% CIR	5%	£28,142,814	£16,196,103	£15,811,379	£14,849,471	£13,492,383	£13,199,449
60% LAR - 40% CIR	10%	£23,349,730	£11,878,715	£11,490,852	£10,517,860	£9,155,671	£8,863,773
60% LAR - 40% CIR	15%	£18,543,697	£7,529,813	£7,141,869	£6,172,100	£4,814,396	£4,523,447
60% LAR - 40% CIR	20%	£13,724,719	£3,169,968	£2,779,712	£1,812,323	£858,676	£168,610
60% LAR - 40% CIR	25%	£8,893,040	£1,211,354	£1,067,062	£4,261,354	£3,911,315	£4,200,597
60% LAR - 40% CIR	30%	£4,047,743	£3,666,001	£3,666,001	£3,666,001	£3,666,001	£3,666,001
60% LAR - 40% CIR	35%	£1,008,045	£1,008,045	£1,008,045	£1,008,045	£1,008,045	£1,008,045
60% LAR - 40% CIR	40%	£3,677,205	£14,422,889	£14,808,119	£15,764,243	£17,105,616	£17,393,054
60% LAR - 40% CIR	45%	£7,090,361	£18,652,788	£19,255,442	£20,162,075	£21,852,367	£22,148,351
60% LAR - 40% CIR	50%	£15,689,849	£23,495,631	£23,677,687	£24,833,113	£26,974,894	£27,267,328

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£53,504,055	£41,081,089	£40,894,883	£39,729,344	£38,375,684	£38,081,603
60% LAR - 40% CIR	5%	£48,724,085	£36,777,373	£36,392,949	£35,430,740	£34,063,862	£33,770,716
60% LAR - 40% CIR	10%	£43,930,999	£32,459,884	£32,072,122	£31,099,130	£29,736,940	£29,445,042
60% LAR - 40% CIR	15%	£39,124,927	£28,111,082	£27,723,164	£26,753,369	£25,395,655	£25,104,716
60% LAR - 40% CIR	20%	£34,365,986	£23,747,236	£23,360,481	£22,393,592	£21,038,947	£20,748,676
60% LAR - 40% CIR	25%	£29,474,309	£19,369,918	£18,984,207	£18,019,393	£16,669,953	£16,380,672
60% LAR - 40% CIR	30%	£24,630,013	£14,979,245	£14,594,472	£13,632,331	£12,285,814	£11,997,232
60% LAR - 40% CIR	35%	£19,773,224	£10,575,365	£10,191,400	£9,231,517	£7,887,668	£7,599,700
60% LAR - 40% CIR	40%	£14,904,054	£6,188,400	£5,775,150	£4,817,026	£3,476,653	£3,188,215
60% LAR - 40% CIR	45%	£10,000,989	£1,728,480	£1,346,827	£139,184	£1,066,681	£1,133,681
60% LAR - 40% CIR	50%	£5,680,321	£2,714,263	£3,096,426	£4,651,844	£5,189,428	£5,676,080

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
No Units	138
Site Area	1.04 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£88,855,116	£77,185,935	£76,909,720	£75,844,161	£74,892,427	£74,202,755
60% LAR - 40% CIR	10%	£84,330,106	£72,156,135	£71,771,412	£70,909,994	£69,953,973	£69,174,531
60% LAR - 40% CIR	15%	£78,788,989	£67,102,673	£66,719,325	£65,760,956	£64,819,239	£64,131,728
60% LAR - 40% CIR	20%	£73,234,881	£62,035,676	£61,653,590	£60,696,370	£59,761,061	£59,074,466
60% LAR - 40% CIR	25%	£67,587,906	£56,955,280	£56,574,337	£55,621,978	£54,688,677	£54,002,969
60% LAR - 40% CIR	30%	£62,088,192	£51,861,608	£51,481,695	£50,531,615	£49,598,912	£48,897,631
60% LAR - 40% CIR	35%	£56,495,860	£46,754,634	£46,389,957	£45,407,616	£44,481,138	£43,772,617
60% LAR - 40% CIR	40%	£50,891,035	£41,609,176	£41,225,219	£40,265,327	£39,321,479	£38,633,510
60% LAR - 40% CIR	45%	£45,273,839	£36,450,637	£36,067,387	£35,106,263	£34,167,889	£33,480,452
60% LAR - 40% CIR	50%	£39,644,399	£31,276,143	£30,886,490	£29,929,867	£28,990,971	£28,313,981
60% LAR - 40% CIR	55%	£34,002,836	£26,094,827	£25,712,660	£24,757,244	£23,819,662	£23,133,037

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£11,546,815	£24,208,798	£24,509,011	£25,360,890	£26,912,364	£27,201,968
60% LAR - 40% CIR	5%	£11,074,022	£23,744,506	£24,043,372	£24,895,127	£26,433,319	£26,722,923
60% LAR - 40% CIR	10%	£10,601,229	£23,280,214	£23,579,039	£24,426,382	£25,960,572	£26,250,176
60% LAR - 40% CIR	15%	£10,128,436	£22,815,922	£23,114,746	£23,957,635	£25,487,825	£25,777,380
60% LAR - 40% CIR	20%	£9,655,643	£22,351,630	£22,649,454	£23,488,888	£25,015,074	£25,304,634
60% LAR - 40% CIR	25%	£9,182,850	£21,887,338	£22,185,162	£23,019,141	£24,542,327	£24,832,187
60% LAR - 40% CIR	30%	£8,710,057	£21,423,046	£21,720,870	£22,549,394	£24,069,580	£24,359,440
60% LAR - 40% CIR	35%	£8,237,264	£20,958,754	£21,256,578	£22,079,647	£23,596,833	£23,886,693
60% LAR - 40% CIR	40%	£7,764,471	£20,494,462	£20,792,286	£21,609,899	£23,124,086	£23,413,946
60% LAR - 40% CIR	45%	£7,291,678	£20,030,170	£20,317,994	£21,140,152	£22,651,339	£22,941,199
60% LAR - 40% CIR	50%	£6,818,885	£19,565,878	£19,843,702	£20,670,405	£22,178,592	£22,468,452
60% LAR - 40% CIR	55%	£6,346,092	£19,101,586	£19,379,410	£20,200,658	£21,705,845	£21,995,705
60% LAR - 40% CIR	60%	£5,873,299	£18,637,294	£18,915,118	£19,730,911	£21,233,098	£21,522,958
60% LAR - 40% CIR	65%	£5,400,506	£18,173,002	£18,450,826	£19,261,164	£20,760,351	£21,050,211
60% LAR - 40% CIR	70%	£4,927,713	£17,708,710	£17,986,534	£18,791,417	£20,287,604	£20,577,464
60% LAR - 40% CIR	75%	£4,454,920	£17,244,418	£17,522,242	£18,321,670	£19,814,857	£20,104,717
60% LAR - 40% CIR	80%	£3,982,127	£16,780,126	£17,057,950	£17,851,923	£19,342,110	£19,631,970
60% LAR - 40% CIR	85%	£3,509,334	£16,315,834	£16,593,658	£17,382,176	£18,869,363	£19,159,223
60% LAR - 40% CIR	90%	£3,036,541	£15,851,542	£16,129,366	£16,912,429	£18,396,616	£18,686,476
60% LAR - 40% CIR	95%	£2,563,748	£15,387,250	£15,665,074	£16,442,682	£17,923,869	£18,213,729
60% LAR - 40% CIR	100%	£2,090,955	£14,922,958	£15,196,782	£15,972,935	£17,451,122	£17,740,982

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£30,472,655	£17,810,474	£17,424,258	£16,458,719	£15,106,965	£14,817,303
60% LAR - 40% CIR	5%	£24,944,647	£17,346,182	£17,000,969	£15,994,123	£14,642,169	£14,352,507
60% LAR - 40% CIR	10%	£19,403,508	£16,881,890	£16,535,686	£15,579,375	£14,272,422	£13,982,760
60% LAR - 40% CIR	15%	£13,862,369	£16,417,598	£16,070,392	£15,164,624	£13,902,675	£13,613,013
60% LAR - 40% CIR	20%	£8,321,230	£15,953,306	£15,603,106	£14,749,873	£13,532,926	£13,243,264
60% LAR - 40% CIR	25%	£2,780,731	£15,489,014	£15,148,814	£14,335,122	£13,163,177	£12,873,515
60% LAR - 40% CIR	30%	£2,316,938	£15,024,722	£14,684,522	£13,920,371	£12,793,428	£12,503,766
60% LAR - 40% CIR	35%	£1,853,145	£14,560,430	£14,220,230	£13,505,620	£12,423,679	£12,134,017
60% LAR - 40% CIR	40%	£1,389,352	£14,096,138	£13,755,938	£13,090,869	£12,053,930	£11,764,268
60% LAR - 40% CIR	45%	£925,559	£13,631,846	£13,291,646	£12,676,118	£11,684,181	£11,394,519
60% LAR - 40% CIR	50%	£461,766	£13,167,554	£12,831,354	£12,261,367	£11,272,430	£10,982,778
60% LAR - 40% CIR	55%	£0	£12,703,262	£12,387,062	£11,846,616	£10,862,684	£10,572,522
60% LAR - 40% CIR	60%	£0	£12,238,970	£11,922,770	£11,382,320	£10,452,933	£10,162,771
60% LAR - 40% CIR	65%	£0	£11,774,678	£11,458,478	£10,917,970	£10,043,182	£9,753,020
60% LAR - 40% CIR	70%	£0	£11,310,386	£10,994,186	£10,453,620	£9,633,393	£9,343,231
60% LAR - 40% CIR	75%	£0	£10,846,094	£10,529,894	£9,989,170	£9,218,646	£8,928,484
60% LAR - 40% CIR	80%	£0	£10,381,802	£10,065,602	£9,524,714	£8,753,899	£8,463,737
60% LAR - 40% CIR	85%	£0	£9,917,510	£9,601,310	£9,060,258	£8,289,152	£8,000,000
60% LAR - 40% CIR	90%	£0	£9,453,218	£9,137,018	£8,595,802	£7,824,405	£7,534,243
60% LAR - 40% CIR	95%	£0	£8,988,926	£8,672,726	£8,131,346	£7,359,658	£7,069,496
60% LAR - 40% CIR	100%	£0	£8,524,634	£8,208,434	£7,666,890	£6,896,910	£6,606,748

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£47,883,501	£35,221,320	£34,935,105	£33,869,566	£32,517,811	£32,228,149
60% LAR - 40% CIR	5%	£42,355,494	£30,181,519	£29,786,766	£28,824,689	£27,488,458	£27,198,795
60% LAR - 40% CIR	10%	£36,814,374	£25,128,058	£24,744,709	£23,786,340	£22,444,624	£22,154,961
60% LAR - 40% CIR	15%	£31,280,266	£20,073,593	£19,679,974	£18,723,750	£17,386,446	£17,096,783
60% LAR - 40% CIR	20%	£25,746,158	£15,019,065	£14,599,722	£13,647,363	£12,314,062	£12,024,399
60% LAR - 40% CIR	25%	£20,113,577	£9,966,992	£9,507,080	£8,557,299	£7,217,297	£6,927,634
60% LAR - 40% CIR	30%	£14,581,245	£4,769,519	£4,269,342	£3,333,507	£2,000,463	£1,710,800
60% LAR - 40% CIR	35%	£9,049,412	£4,464,456	£3,964,279	£2,998,596	£1,698,296	£1,408,633
60% LAR - 40% CIR	40%	£3,499,224	£3,523,979	£3,007,229	£2,065,363	£8,208,727	£7,494,164
60% LAR - 40% CIR	45%	£0	£2,579,476	£2,072,726	£1,034,136	£1,137,645	£1,137,645
60% LAR - 40% CIR	50%	£0	£1,625,000	£1,028,250	£0	£0	£0
60% LAR - 40% CIR	55%	£0	£7,871,779	£16,875,768	£16,261,655	£17,217,372	£18,554,954

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

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LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats	
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No Units	138
Site Area	1.04 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£10,808,699	£88,973,729	£88,986,913	£87,827,374	£86,269,620	£85,979,958
60% LAR - 40% CIR	10%	£95,700,353	£83,344,465	£82,959,745	£81,987,938	£80,851,407	£80,362,864
60% LAR - 40% CIR	15%	£89,560,705	£77,702,147	£77,319,799	£76,360,430	£75,018,713	£74,731,202
60% LAR - 40% CIR	20%	£83,420,188	£72,046,203	£71,664,204	£70,705,984	£69,371,075	£69,085,110
60% LAR - 40% CIR	25%	£77,242,765	£66,377,034	£65,995,092	£65,036,733	£63,710,431	£63,424,724
60% LAR - 40% CIR	30%	£71,064,622	£60,694,503	£60,314,590	£59,354,810	£58,035,117	£57,750,183
60% LAR - 40% CIR	35%	£64,873,861	£54,998,824	£54,619,833	£53,672,347	£52,345,989	£52,061,624
60% LAR - 40% CIR	40%	£58,670,607	£49,290,130	£48,911,844	£47,966,476	£46,633,849	£46,348,882
60% LAR - 40% CIR	45%	£52,454,983	£43,568,549	£43,186,499	£42,238,376	£40,907,801	£40,622,864
60% LAR - 40% CIR	50%	£46,227,114	£37,804,985	£37,422,343	£36,465,710	£35,134,424	£34,849,434
60% LAR - 40% CIR	55%	£39,987,123	£32,027,428	£31,645,254	£30,689,837	£29,352,255	£29,065,631

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£421,958	£12,431,892	£12,817,817	£13,763,398	£15,136,111	£16,424,773
60% LAR - 40% CIR	5%	£11,844,026	£10,953,254	£11,449,103	£11,449,103	£10,333,324	£11,041,467
60% LAR - 40% CIR	10%	£11,844,026	£12,702,584	£12,408,512	£12,344,301	£12,308,018	£12,673,529
60% LAR - 40% CIR	15%	£11,844,026	£12,566,436	£12,740,527	£12,605,747	£12,503,066	£12,518,621
60% LAR - 40% CIR	20%	£12,451,865	£12,021,269	£12,408,038	£12,301,088	£12,186,091	£12,186,091
60% LAR - 40% CIR	25%	£13,340,109	£10,719,228	£10,590,146	£10,439,821	£10,339,814	£10,339,814
60% LAR - 40% CIR	30%	£14,536,870	£9,465,456	£9,344,763	£9,172,384	£9,065,862	£9,065,862
60% LAR - 40% CIR	35%	£14,734,124	£12,114,601	£12,462,787	£12,348,253	£12,170,881	£12,170,881
60% LAR - 40% CIR	40%	£14,589,748	£17,838,191	£18,218,232	£18,176,359	£18,017,730	£18,017,730
60% LAR - 40% CIR	45%	£14,536,870	£18,889,736	£19,363,385	£19,329,021	£19,170,377	£19,170,377
60% LAR - 40% CIR	50%	£14,417,698	£19,377,311	£19,789,477	£19,714,893	£19,552,476	£19,552,476

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

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£42,447,238	£29,587,667	£29,201,452	£28,235,913	£26,884,758	£26,594,497
60% LAR - 40% CIR	5%	£36,314,792	£23,999,097	£23,774,284	£22,812,478	£21,365,945	£21,077,407
60% LAR - 40% CIR	10%	£30,175,243	£18,315,686	£17,933,337	£16,974,966	£15,633,252	£15,345,741
60% LAR - 40% CIR	15%	£24,022,706	£12,660,631	£12,278,742	£11,323,522	£9,982,214	£9,690,548
60% LAR - 40% CIR	20%	£17,867,304	£7,091,573	£6,610,630	£5,668,271	£4,324,569	£4,032,262
60% LAR - 40% CIR	25%	£11,678,161	£1,309,041	£929,129	£29,692	£1,360,345	£1,639,279
60% LAR - 40% CIR	30%	£7,944,654	£1,068,031	£1,068,031	£1,068,031	£1,068,031	£1,068,031
60% LAR - 40% CIR	35%	£7,944,654	£1,068,031	£1,068,031	£1,068,031	£1,068,031	£1,068,031
60% LAR - 40% CIR	40%	£8,530,478	£15,810,512	£16,188,953	£16,157,083	£16,157,083	£16,157,083
60% LAR - 40% CIR	45%	£10,361,346	£19,466,468	£19,845,116	£19,813,253	£19,813,253	£19,813,253
60% LAR - 40% CIR	50%	£10,361,346	£21,358,842	£21,740,288	£21,708,624	£21,708,624	£21,708,624

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

£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£59,852,074	£46,998,513	£46,612,298	£45,646,759	£44,295,005	£44,005,343
60% LAR - 40% CIR	5%	£53,723,636	£41,369,853	£40,985,130	£40,023,322	£38,676,792	£38,386,249
60% LAR - 40% CIR	10%	£47,586,089	£35,727,532	£35,344,183	£34,385,814	£33,044,098	£32,756,587
60% LAR - 40% CIR	15%	£41,433,553	£30,071,677	£29,689,589	£28,734,968	£27,393,060	£27,105,495
60% LAR - 40% CIR	20%	£35,284,150	£24,402,416	£24,021,478	£23,066,118	£21,724,616	£21,436,108
60% LAR - 40% CIR	25%	£29,090,007	£18,719,887	£18,339,975	£17,380,194	£16,060,501	£15,775,567
60% LAR - 40% CIR	30%	£22,899,249	£13,024,209	£12,645,216	£11,687,732	£10,371,254	£10,087,008
60% LAR - 40% CIR	35%	£16,695,992	£7,315,515	£6,937,428	£5,981,863	£4,669,234	£4,371,967
60% LAR - 40% CIR	40%	£10,480,368	£1,963,934	£1,211,884	£253,760	£1,967,814	£1,376,601
60% LAR - 40% CIR	45%	£4,252,468	£4,668,924	£4,668,924	£4,668,924	£4,668,924	£4,668,924
60% LAR - 40% CIR	50%	£1,967,492	£9,847,184	£10,328,382	£11,284,778	£12,822,369	£12,808,898

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

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£90,433,343	£67,578,783	£67,193,567	£66,228,028	£64,876,274	£64,586,612
60% LAR - 40% CIR	5%	£74,326,907	£61,951,122	£61,566,389	£60,604,262	£59,258,061	£58,968,518
60% LAR - 40% CIR	10%	£68,167,359	£56,308,801	£55,925,453	£54,967,083	£53,625,367	£53,337,856
60% LAR - 40% CIR	15%	£62,014,822	£50,652,947	£50,270,598	£49,315,637	£47,978,329	£47,691,764
60% LAR - 40% CIR	20%	£55,865,416	£44,983,686	£44,602,746	£43,650,387	£42,317,085	£42,031,576
60% LAR - 40% CIR	25%	£49,671,276	£39,301,156	£38,921,244	£37,971,464	£36,641,771	£36,356,836
60% LAR - 40% CIR	30%	£43,480,515	£33,605,475	£33,226,485	£32,279,001	£30,952,323	£30,667,278
60% LAR - 40% CIR	35%	£37,277,261	£27,896,784	£27,516,598	£26,573,132	£25,240,503	£24,955,536
60% LAR - 40% CIR	40%	£31,061,637	£22,175,203	£21,793,153	£20,850,029	£19,519,055	£19,234,218
60% LAR - 40% CIR	45%	£24,848,766	£16,451,643	£16,070,098	£15,127,364	£13,793,078	£13,508,085
60% LAR - 40% CIR	50%	£18,593,777	£10,634,073	£10,251,908	£9,296,491	£7,958,909	£7,672,285

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats

No Units	200
Site Area	0.29 Ha

Residual land values:

Value Area	Zone C - £1,050 psf
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

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Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & C9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & C9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & C9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & C9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offsite CC6 A4
60% LAR - 40% CIR	0%	7%	£8,989,758	£92,937,083	£93,975,737	£98,172,372	£97,407,899	£97,809,449
60% LAR - 40% CIR	5%	7%	£9,398,419	£95,335,459	£96,370,914	£100,568,549	£99,803,594	£99,809,649
60% LAR - 40% CIR	10%	7%	£1,127,638	£97,155,427	£97,787,560	£101,948,634	£101,173,124	£101,173,124
60% LAR - 40% CIR	15%	14%	£14,819,344	£95,314,762	£95,966,787	£101,981,810	£101,206,810	£101,206,810
60% LAR - 40% CIR	20%	20%	£11,508,865	£91,508,865	£92,145,163	£96,765,880	£96,007,380	£96,007,380
60% LAR - 40% CIR	25%	20%	£20,442,903	£83,740,004	£84,388,461	£90,009,001	£89,279,197	£89,279,197
60% LAR - 40% CIR	30%	30%	£28,255,525	£80,013,543	£80,660,616	£85,278,297	£84,543,593	£84,543,593
60% LAR - 40% CIR	35%	35%	£28,172,446	£78,308,183	£78,954,074	£83,568,719	£82,833,113	£82,833,113
60% LAR - 40% CIR	40%	40%	£29,027,307	£60,623,767	£61,268,644	£62,890,836	£62,157,904	£62,157,904
60% LAR - 40% CIR	45%	45%	£31,973,815	£48,076,272	£48,695,327	£50,314,293	£49,579,361	£49,579,361
60% LAR - 40% CIR	50%	50%	£34,999,173	£44,516,916	£45,166,802	£47,568,822	£46,834,560	£46,834,560

Residual Land values compared to benchmark land values

Residual Land values compared to Medium Value Secondary Offices

Base Build Costs and Access Prt M(4)2 and Building Safety Levy			Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3 & Biodiversity			Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, Biodiversity & Carbon Policy Cc3 & C9 & Embodied Carbon Policy Cc4			Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, Biodiversity & Carbon Policy Cc3 & C9 & Embodied Carbon Policy Cc4 & A2 & A3 & Renewables offset Cc6 A4		
Tenure	% AH	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value
0%	14.887 099	£11,376,226	£12,014,880	£13,811,814	£14,946,862	£16,328,792					
60% LAR, 40% CIR	0%	£2,164,437	£13,473,695	£14,110,098	£15,250,962	£16,782,479					
60% LAR, 40% CIR	10%	£1,916,781	£13,562,676	£14,226,813	£15,374,877	£16,924,813					
60% LAR, 40% CIR	15%	£3,313,386	£13,763,933	£14,385,399	£15,600,963	£17,258,780					
60% LAR, 40% CIR	20%	£3,980,207	£13,948,455	£14,598,444	£15,820,923	£17,771,364					
60% LAR, 40% CIR	25%	£8,852,045	£15,278,147	£16,027,604	£17,448,744	£19,274,340					
60% LAR, 40% CIR	30%	£11,694,488	£16,452,696	£17,305,799	£18,717,440	£20,862,186					
60% LAR, 40% CIR	35%	£14,862,093	£17,447,038	£18,303,217	£19,807,010	£21,861,417					
60% LAR, 40% CIR	40%	£17,468,450	£18,262,910	£19,207,787	£21,319,978	£23,577,047					
60% LAR, 40% CIR	45%	£20,418,597	£18,969,215	£19,943,272	£22,653,426	£25,653,426					
60% LAR, 40% CIR	50%	£23,438,517	£19,537,166	£20,749,494	£23,988,605	£28,142,610					

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

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Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure		% AH	Base Build Costs and Access Prt M(4)2 & Building Safety Levy	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3 & Biodiversity	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, Biodiversity & Sustainability Policy CC3 & C9	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, Biodiversity & Sustainability Policy CC3 & C9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, Biodiversity & Sustainability Policy CC3 & C9 & Embodied Carbon Policy CC4 & A2 & A3	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, Biodiversity & Sustainability Policy CC3 & C9 & Embodied Carbon Policy CC4 & A2 & A3 & Renewables offset CC6 A4
	0%		£15,319,956	£2,923,369	£1,562,025	£3,193,957	£3,393,945	£3,872,935
60% LAR, 40% CIR	5%		£12,617,296	£3,020,838	£3,657,199	£3,248,195	£7,499,622	£7,964,175
60% LAR, 40% CIR	10%		£3,886,078	£5,130,713	£5,737,880	£7,482,120	£10,116,870	£10,116,870
60% LAR, 40% CIR	15%		£7,134,471	£7,301,077	£7,943,082	£9,548,095	£11,805,922	£12,284,774
60% LAR, 40% CIR	20%		£4,362,656	£8,485,187	£10,150,449	£11,740,195	£14,024,276	£14,511,800
60% LAR, 40% CIR	25%		£11,570,812	£11,176,295	£12,474,748	£13,865,887	£16,170,791	£16,170,791
60% LAR, 40% CIR	30%		£1,241,813	£13,999,829	£14,644,962	£16,264,343	£18,529,339	£19,014,643
60% LAR, 40% CIR	35%		£4,166,217	£15,254,475	£16,540,345	£18,365,095	£20,514,942	£20,514,942
60% LAR, 40% CIR	40%		£7,013,593	£16,610,053	£18,254,330	£20,867,121	£23,126,190	£23,607,465
60% LAR, 40% CIR	45%		£3,903,920	£20,946,359	£21,561,951	£23,290,399	£25,484,740	£25,967,825
60% LAR, 40% CIR	50%		£1,808,458	£22,303,304	£22,946,615	£24,665,308	£27,387,817	£27,387,817

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£28,882,121	£13,438,873	£12,507,756	£11,235,116	£9,083,445	£8,587,633
60% LAR - 40% CIR	10%	£28,882,121	£10,942,179	£10,315,381	£9,148,386	£8,539,837	£8,082,465
60% LAR - 40% CIR	15%	£23,441,332	£9,426,461	£7,801,729	£6,227,719	£4,007,797	£3,532,099
60% LAR - 40% CIR	20%	£22,260,430	£8,570,591	£5,947,334	£3,666,442	£1,453,194	£978,626
60% LAR - 40% CIR	25%	£17,105,497	£3,280,703	£2,660,063	£1,083,463	£-1,140,923	£-1,621,120
60% LAR - 40% CIR	30%	£13,888,849	£880,862	£51,751	£-1,544,235	£-3,779,721	£-4,258,754
60% LAR - 40% CIR	35%	£10,945,349	£-1,979,384	£-2,916,742	£-4,211,111	£-6,463,290	£-6,948,594
60% LAR - 40% CIR	40%	£7,388,173	£-4,670,834	£-5,315,743	£-6,930,443	£-9,191,024	£-9,675,435
60% LAR - 40% CIR	45%	£4,107,020	£-7,426,868	£-8,071,744	£-9,683,936	£-11,941,005	£-12,424,063
60% LAR - 40% CIR	50%	£195,183	£-10,204,605	£-10,948,666	£-12,438,918	£-14,713,007	£-15,195,073
60% LAR - 40% CIR	55%	£-2,635,701	£-13,002,883	£-13,646,312	£-15,254,887	£-17,506,890	£-17,989,462

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£1,783,007	£14,492,902	£10,691,958	£10,864,596	£13,869,269	£10,338,082
60% LAR - 40% CIR	5%	£1,783,007	£14,492,902	£10,691,958	£10,864,596	£13,869,269	£10,338,082
60% LAR - 40% CIR	10%	£4,458,363	£19,471,253	£22,097,985	£21,871,955	£23,801,917	£24,367,815
60% LAR - 40% CIR	15%	£7,600,264	£22,020,023	£22,852,381	£24,203,272	£26,546,500	£26,000,786
60% LAR - 40% CIR	20%	£10,760,217	£24,609,011	£23,238,051	£25,816,261	£28,060,827	£28,500,338
60% LAR - 40% CIR	25%	£14,010,865	£27,218,852	£27,847,963	£29,443,949	£31,679,435	£32,158,468
60% LAR - 40% CIR	30%	£17,251,385	£29,878,138	£30,516,045	£32,119,425	£34,303,004	£34,848,339
60% LAR - 40% CIR	35%	£20,511,541	£32,570,549	£33,215,457	£34,830,157	£37,090,759	£37,575,149
60% LAR - 40% CIR	40%	£23,792,694	£35,328,582	£35,971,458	£37,583,651	£39,840,719	£40,324,977
60% LAR - 40% CIR	45%	£27,146,811	£38,104,319	£38,748,351	£40,339,521	£42,612,345	£43,095,797
60% LAR - 40% CIR	50%	£30,635,415	£40,902,588	£41,546,027	£43,154,691	£45,406,604	£45,889,178

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£13,343,864	£2,902,945	£3,851,101	£5,193,759	£7,305,832	£7,777,224
60% LAR - 40% CIR	5%	£10,233,296	£4,396,478	£4,803,478	£7,589,478	£9,769,621	£10,276,292
60% LAR - 40% CIR	10%	£7,102,474	£7,812,385	£8,597,126	£10,111,138	£12,331,060	£12,805,759
60% LAR - 40% CIR	15%	£3,951,573	£10,406,189	£11,291,524	£12,672,415	£14,886,560	£15,358,031
60% LAR - 40% CIR	20%	£170,640	£13,043,154	£13,078,174	£15,225,194	£17,476,786	£17,958,971
60% LAR - 40% CIR	25%	£-2,459,008	£15,657,895	£16,657,106	£17,893,092	£20,118,578	£20,597,811
60% LAR - 40% CIR	30%	£-6,695,558	£18,269,608	£19,269,608	£20,545,271	£22,802,417	£23,281,551
60% LAR - 40% CIR	35%	£-9,555,684	£21,005,681	£21,654,601	£23,269,300	£25,509,882	£25,974,262
60% LAR - 40% CIR	40%	£-12,231,837	£23,759,725	£24,410,601	£26,022,794	£28,279,862	£28,753,500
60% LAR - 40% CIR	45%	£-14,673,638	£26,543,631	£27,187,631	£28,789,424	£31,051,965	£31,534,500
60% LAR - 40% CIR	50%	£-16,978,588	£29,341,741	£29,985,170	£31,583,744	£33,845,747	£34,328,519

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£18,134,150	£1,888,241	£1,250,185	£233,453	£2,515,147	£2,588,809
60% LAR - 40% CIR	5%	£15,023,152	£4,898,126	£1,659,199	£2,801,185	£5,369,128	£5,468,007
60% LAR - 40% CIR	10%	£11,892,760	£8,122,111	£3,746,842	£3,320,853	£7,540,774	£8,016,472
60% LAR - 40% CIR	15%	£8,741,659	£9,688,881	£9,301,238	£7,862,129	£10,086,277	£10,680,645
60% LAR - 40% CIR	20%	£5,590,926	£12,257,868	£14,688,009	£10,465,108	£12,689,404	£13,168,981
60% LAR - 40% CIR	25%	£2,340,278	£15,887,709	£17,496,820	£13,092,800	£15,329,293	£15,807,325
60% LAR - 40% CIR	30%	£-900,922	£18,507,966	£19,168,312	£15,693,683	£18,011,861	£18,497,166
60% LAR - 40% CIR	35%	£-1,165,369	£21,125,409	£21,064,314	£18,479,015	£20,736,396	£21,224,009
60% LAR - 40% CIR	40%	£-1,441,551	£23,759,439	£23,620,315	£21,232,508	£23,489,516	£23,973,234
60% LAR - 40% CIR	45%	£-1,718,386	£26,403,469	£26,387,237	£24,007,498	£26,269,368	£26,744,445
60% LAR - 40% CIR	50%	£-1,994,272	£29,051,468	£29,184,884	£26,803,468	£29,054,461	£29,538,634

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£23,795,721	£7,550,813	£6,921,756	£5,345,118	£3,147,425	£2,675,633
60% LAR - 40% CIR	5%	£20,685,153	£5,056,179	£4,402,381	£2,862,386	£2,623,837	£1,766,565
60% LAR - 40% CIR	10%	£17,555,332	£2,540,461	£1,915,729	£341,719	£1,878,263	£2,353,801
60% LAR - 40% CIR	15%	£14,404,430	£-95,867	£-888,668	£-22,898,858	£4,462,665	£4,467,074
60% LAR - 40% CIR	20%	£11,223,497	£-42,595,297	£-3,225,937	£-4,802,537	£7,526,863	£7,501,120
60% LAR - 40% CIR	25%	£8,002,849	£-5,205,138	£-5,834,249	£-7,430,225	£9,865,721	£10,144,754
60% LAR - 40% CIR	30%	£4,762,349	£-7,865,264	£-8,501,142	£-9,901,142	£13,349,005	£12,834,940
60% LAR - 40% CIR	35%	£1,502,173	£-10,555,834	£-11,201,743	£-12,816,443	£15,077,524	£15,561,435
60% LAR - 40% CIR	40%	£-1,778,889	£-13,312,868	£-13,897,744	£-15,569,938	£17,827,205	£18,310,683
60% LAR - 40% CIR	45%	£-4,103,386	£-16,066,605	£-16,724,065	£-18,344,818	£20,589,007	£21,062,073
60% LAR - 40% CIR	50%	£-6,521,791	£-18,888,883	£-19,532,312	£-21,140,887	£23,392,890	£23,875,462

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£46,991,100	£30,252,297	£26,632,695	£26,632,695	£26,911,261	£26,439,465
60% LAR - 40% CIR	10%	£42,695,286	£26,943,034	£26,326,657	£24,792,612	£22,588,637	£22,118,438
60% LAR - 40% CIR	15%	£38,699,508	£23,613,004	£22,991,782	£21,429,954	£19,243,395	£18,774,847
60% LAR - 40% CIR	20%	£34,700,930	£20,236,001	£19,613,147	£18,056,014	£16,876,003	£16,408,889
60% LAR - 40% CIR	25%	£30,882,448	£16,834,765	£16,213,603	£14,660,698	£12,486,631	£12,020,760
60% LAR - 40% CIR	30%	£26,644,236	£13,412,962	£12,793,336	£11,244,194	£9,075,397	£8,610,655
60% LAR - 40% CIR	35%	£22,595,469	£9,970,901	£9,382,027	£7,805,690	£5,635,852	£5,165,026
60% LAR - 40% CIR	40%	£18,509,322	£5,506,550	£5,891,360	£4,330,398	£2,137,254	£1,667,250
60% LAR - 40% CIR	45%	£14,398,759	£2,968,547	£2,370,907	£1,806,811	£-1,404,026	£-1,880,415
60% LAR - 40% CIR	50%	£10,245,156	£458,962	£1,193,344	£2,779,296	£-3,901,522	£-4,484,967
60% LAR - 40% CIR	55%	£6,067,414	£-64,180,426	£-64,817,671	£-6,426,245	£-9,678,249	£-9,160,821

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£18,691,386	£2,352,582	£1,732,961	£183,977	£1,888,493	£2,480,241
60% LAR - 40% CIR	5%	£14,729,574	£-9,691,680	£-9,317,961	£-1,317,961	£-5,111,177	£-5,779,271
60% LAR - 40% CIR	10%	£10,769,794	£-24,286,710	£-24,907,932	£-4,464,760	£-9,554,319	£-9,124,863
60% LAR - 40% CIR	15%	£6,801,216	£-37,603,714	£-38,266,967	£-9,843,790	£-12,923,985	£-12,490,025
60% LAR - 40% CIR	20%	£2,782,733	£-41,064,969	£-41,686,111	£-14,314,069	£-18,674,954	£-18,242,678
60% LAR - 40% CIR	25%	£-225,478	£-44,488,722	£-45,109,378	£-16,655,520	£-18,824,317	£-19,289,069
60% LAR - 40% CIR	30%	£-513,245	£-47,926,453	£-48,547,108	£-19,000,025	£-22,303,965	£-22,764,698
60% LAR - 40% CIR	35%	£-356,362	£-51,361,159	£-52,008,354	£-22,369,317	£-25,762,460	£-26,222,419
60% LAR - 40% CIR	40%	£-13,493,955	£-54,803,169	£-55,528,807	£-27,092,904	£-29,303,740	£-29,769,129
60% LAR - 40% CIR	45%	£-28,686,666	£-58,248,637	£-59,079,015	£-30,879,015	£-33,387,256	£-33,854,281
60% LAR - 40% CIR	50%	£-41,832,399	£-62,695,141	£-63,717,385	£-34,325,989	£-36,877,963	£-37,065,638

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£30,252,243	£13,913,439	£13,263,838	£11,744,834	£9,572,404	£9,100,612
60% LAR - 40% CIR	5%	£26,319,431	£10,804,177	£9,886,799	£8,463,355	£6,249,660	£5,779,381
60% LAR - 40% CIR	10%	£22,360,651	£7,274,147	£6,052,925	£5,091,097	£2,904,538	£2,435,990
60% LAR - 40% CIR	15%	£18,362,073	£3,897,143	£3,274,200	£1,717,157	£-462,823	£-993,869
60% LAR - 40% CIR	20%	£14,343,591	£465,608	£-2,254,414	£-4,714,194	£-9,242,236	£-10,110,007
60% LAR - 40% CIR	25%	£10,305,379	£-2,929,863	£-3,545,521	£-5,094,063	£-7,263,460	£-7,728,202
60% LAR - 40% CIR	30%	£6,247,612	£-6,369,096	£-7,305,005	£-8,332,168	£-10,700,025	£-11,173,631
60% LAR - 40% CIR	35%	£2,170,465	£-9,830,302	£-10,447,497	£-12,006,459	£-14,201,003	£-14,671,953
60% LAR - 40% CIR	40%	£-1,939,098	£-13,342,311	£-13,967,950	£-15,302,347	£-17,742,863	£-18,219,272
60% LAR - 40% CIR	45%	£-6,068,610	£-16,851,810	£-17,619,153	£-18,493,015	£-21,345,015	£-21,820,450
60% LAR - 40% CIR	50%	£-10,271,443	£-20,315,383	£-21,168,528	£-22,765,102	£-25,817,106	£-26,489,678

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£35,042,529	£18,703,725	£18,084,124	£16,535,120	£14,362,690	£13,890,898
60% LAR - 40% CIR	5%	£31,109,717	£15,394,463	£14,777,085	£13,233,640	£11,059,966	£10,589,867
60% LAR - 40% CIR	10%	£27,150,937	£12,064,433	£11,443,211	£9,881,383	£7,694,824	£7,226,275
60% LAR - 40% CIR	15%	£23,192,398	£8,587,420	£8,064,276	£8,507,443	£4,327,657	£3,860,318
60% LAR - 40% CIR	20%	£19,133,876	£5,296,194	£4,660,032	£3,112,127	£309,060	£-17,189
60% LAR - 40% CIR	25%	£15,095,665	£1,964,421	£1,244,764	£-294,377	£-2,473,174	£-2,937,817
60% LAR - 40% CIR	30%	£11,037,499	£-1,517,216	£-2,180,648	£-3,511,861	£-5,519,019	£-6,033,545
60% LAR - 40% CIR	35%	£6,960,751	£-5,040,010	£-6,507,212	£-8,517,174	£-10,511,317	£-10,981,275
60% LAR - 40% CIR	40%	£2,851,188	£-9,532,025	£-10,777,664	£-10,741,781	£-12,962,368	£-13,428,989
60% LAR - 40% CIR	45%	£-1,908,645	£-13,022,534	£-13,741,615	£-14,337,667	£-16,545,003	£-17,033,138
60% LAR - 40% CIR	50%	£-6,481,157	£-16,728,998	£-16,368,243	£-17,974,616	£-20,228,828	£-20,769,392

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

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£40,705,100	£24,366,267	£23,746,895	£22,197,692	£20,025,261	£19,553,468
60% LAR - 40% CIR	5%	£36,772,286	£21,057,034	£20,438,657	£18,886,212	£16,702,587	£16,232,438
60% LAR - 40% CIR	10%	£32,813,508	£17,727,004	£17,105,782	£15,543,954	£13,367,395	£12,888,847
60% LAR - 40% CIR	15%	£28,814,930	£14,350,001	£13,727,147	£12,170,014	£9,980,329	£9,502,669
60% LAR - 40% CIR	20%	£24,786,448	£10,948,765	£10,327,603	£10,774,698	£8,590,651	£8,104,760
60% LAR - 40% CIR	25%	£20,758,236	£7,526,992	£6,907,394	£9,358,194	£7,189,307	£6,724,655
60% LAR - 40% CIR	30%	£16,710,469	£4,094,861	£3,469,327	£7,930,690	£5,746,146	£5,285,984
60% LAR - 40% CIR	35%	£12,623,322	£622,556	£-5,360	£6,509,690	£4,248,748	£3,788,416
60% LAR - 40% CIR	40%	£8,513,759	£-2,889,433	£-3,810,930	£4,079,189	£2,790,526	£2,326,415
60% LAR - 40% CIR	45%	£4,387,158	£-6,444,963	£-7,079,244	£3,665,398	£1,567,027	£1,103,963
60% LAR - 40% CIR	50%	£181,414	£-10,066,426	£-10,703,671	£12,312,245	£14,964,249	£15,644,821

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
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No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£38,185,073	£42,764,127	£42,144,525	£40,955,341	£38,426,916	£37,862,216
60% LAR - 40% CIR	10%	£50,042,746	£38,625,273	£38,625,273	£38,688,450	£34,567,607	£34,044,694
60% LAR - 40% CIR	15%	£40,440,381	£30,897,440	£34,258,309	£32,719,953	£30,566,256	£30,104,749
60% LAR - 40% CIR	20%	£40,818,370	£26,900,819	£26,283,948	£25,705,217	£26,602,994	£26,142,876
60% LAR - 40% CIR	25%	£36,176,945	£22,883,968	£22,675,625	£20,737,978	£22,613,333	£22,147,462
60% LAR - 40% CIR	30%	£31,481,072	£19,831,725	£19,513,391	£16,887,554	£18,569,180	£18,104,437
60% LAR - 40% CIR	35%	£26,774,168	£14,736,501	£14,119,305	£12,576,316	£14,503,382	£14,038,631
60% LAR - 40% CIR	40%	£22,042,058	£10,621,263	£10,005,047	£8,464,458	£10,416,135	£9,953,238
60% LAR - 40% CIR	45%	£17,290,919	£5,486,254	£5,070,788	£4,302,048	£8,307,630	£7,845,453
60% LAR - 40% CIR	50%	£12,499,452	£2,300,196	£1,675,981	£115,374	£2,135,094	£1,666,450
						£2,191,624	£2,576,343

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£31,288,298	£14,864,412	£16,244,811	£12,695,807	£10,527,202	£10,062,502
60% LAR - 40% CIR	5%	£26,723,045	£10,929,558	£10,312,181	£8,758,726	£8,897,912	£8,444,979
60% LAR - 40% CIR	10%	£22,143,032	£6,973,937	£6,358,595	£4,820,239	£2,696,542	£2,205,035
60% LAR - 40% CIR	15%	£17,540,647	£2,907,725	£2,384,234	£150,503	£1,286,720	£1,768,839
60% LAR - 40% CIR	20%	£12,918,656	£1,091,602	£1,009,724	£1,009,724	£1,009,724	£1,009,724
60% LAR - 40% CIR	25%	£8,277,231	£5,615,748	£5,626,089	£7,181,736	£9,330,534	£9,785,277
60% LAR - 40% CIR	30%	£3,587,355	£3,957,695	£3,957,695	£5,626,089	£11,232,161	£13,893,002
60% LAR - 40% CIR	35%	£1,145,546	£13,163,213	£13,780,405	£15,323,386	£17,453,576	£17,945,476
60% LAR - 40% CIR	40%	£5,857,658	£17,278,437	£17,894,668	£19,435,239	£21,592,084	£22,054,282
60% LAR - 40% CIR	45%	£1,409,262	£21,413,461	£22,028,915	£23,767,696	£25,794,405	£26,253,293
60% LAR - 40% CIR	50%	£15,409,262	£25,599,818	£26,223,753	£27,784,341	£30,000,738	£30,476,658

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£42,840,156	£26,425,269	£25,805,668	£24,256,664	£22,088,059	£21,623,359
60% LAR - 40% CIR	5%	£36,286,497	£22,496,416	£21,873,038	£20,329,953	£18,168,799	£17,705,736
60% LAR - 40% CIR	10%	£33,703,889	£18,534,784	£17,919,452	£16,381,096	£14,227,399	£13,765,892
60% LAR - 40% CIR	15%	£29,101,504	£14,558,582	£13,945,091	£12,411,360	£10,264,137	£9,804,018
60% LAR - 40% CIR	20%	£24,474,515	£10,561,962	£10,060,788	£8,420,689	£6,274,476	£5,809,626
60% LAR - 40% CIR	25%	£19,838,088	£6,545,111	£5,934,788	£4,399,121	£2,230,323	£1,765,580
60% LAR - 40% CIR	30%	£15,148,215	£2,492,580	£1,874,534	£3,765,538	£1,585,656	£2,296,242
60% LAR - 40% CIR	35%	£10,435,311	£1,664,566	£1,056,915	£2,754,401	£5,822,722	£6,305,616
60% LAR - 40% CIR	40%	£5,703,201	£5,717,574	£5,333,811	£7,874,401	£10,031,227	£10,493,405
60% LAR - 40% CIR	45%	£959,361	£16,468,953	£16,468,953	£18,453,953	£20,413,467	£20,874,607
60% LAR - 40% CIR	50%	£3,835,485	£14,635,661	£14,662,686	£16,223,484	£18,438,861	£18,915,209

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

£40,429,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£47,630,441	£31,215,555	£30,595,954	£29,046,950	£26,878,345	£26,413,645
60% LAR - 40% CIR	5%	£43,076,753	£27,236,701	£26,663,324	£25,119,879	£22,959,055	£22,496,022
60% LAR - 40% CIR	10%	£38,494,175	£23,325,080	£22,709,737	£21,171,382	£19,017,684	£18,556,178
60% LAR - 40% CIR	15%	£33,891,790	£19,348,868	£18,735,377	£17,201,646	£15,054,423	£14,594,304
60% LAR - 40% CIR	20%	£29,260,796	£15,362,245	£14,740,421	£13,810,954	£11,664,762	£10,988,891
60% LAR - 40% CIR	25%	£24,628,374	£11,335,397	£10,725,053	£9,189,406	£7,020,608	£6,555,866
60% LAR - 40% CIR	30%	£18,938,507	£7,283,154	£6,694,819	£5,118,282	£2,944,611	£2,491,000
60% LAR - 40% CIR	35%	£15,225,967	£3,187,620	£2,670,724	£1,057,147	£1,154,537	£1,664,531
60% LAR - 40% CIR	40%	£10,493,487	£9,677,288	£1,543,525	£3,084,115	£3,240,842	£3,703,119
60% LAR - 40% CIR	45%	£5,742,347	£5,062,116	£1,077,773	£7,205,953	£9,411,467	£9,863,122
60% LAR - 40% CIR	50%	£959,881	£9,248,375	£8,872,610	£11,433,198	£13,648,595	£14,124,918

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

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£53,302,013	£38,878,127	£36,258,525	£34,769,521	£32,540,916	£32,076,216
60% LAR - 40% CIR	5%	£48,735,355	£32,943,273	£32,325,895	£30,782,450	£28,611,897	£28,158,598
60% LAR - 40% CIR	10%	£44,158,746	£28,987,651	£28,372,309	£26,833,953	£24,680,256	£24,218,749
60% LAR - 40% CIR	15%	£39,594,361	£25,011,440	£24,397,948	£22,664,217	£20,716,994	£20,256,875
60% LAR - 40% CIR	20%	£34,932,370	£21,014,819	£20,402,993	£18,873,426	£16,722,333	£16,261,462
60% LAR - 40% CIR	25%	£30,290,945	£16,997,958	£16,387,625	£14,851,978	£12,683,180	£12,218,437
60% LAR - 40% CIR	30%	£25,651,072	£12,984,725	£12,377,391	£10,781,554	£8,617,382	£8,153,631
60% LAR - 40% CIR	35%	£20,888,168	£8,950,501	£8,253,305	£6,690,518	£4,530,135	£4,067,238
60% LAR - 40% CIR	40%	£16,156,058	£4,735,283	£4,119,047	£2,578,456	£421,630	£460,547
60% LAR - 40% CIR	45%	£11,404,919	£1,600,354	£1,063,965	£7,963,965	£7,963,965	£4,114,150
60% LAR - 40% CIR	50%	£6,613,452	£3,888,684	£4,210,639	£4,779,626	£7,887,624	£9,462,341

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£90,155,834	£63,497,523	£62,987,233	£61,361,510	£59,225,696	£36,787,780
60% LAR - 40% CIR	10%	£74,570,466	£58,581,725	£57,943,653	£56,423,404	£54,255,055	£33,538,981
60% LAR - 40% CIR	15%	£68,938,115	£53,585,525	£52,979,430	£51,464,195	£49,334,001	£48,872,494
60% LAR - 40% CIR	20%	£63,285,986	£48,590,018	£47,994,745	£46,075,309	£44,328,096	£43,867,967
60% LAR - 40% CIR	25%	£57,614,263	£43,583,259	£42,971,432	£41,441,866	£39,300,473	£38,841,602
60% LAR - 40% CIR	30%	£51,923,086	£38,523,755	£37,913,411	£36,387,552	£34,251,350	£33,793,592
60% LAR - 40% CIR	35%	£46,212,658	£33,444,200	£32,835,159	£31,312,554	£29,180,908	£28,724,125
60% LAR - 40% CIR	40%	£40,483,141	£28,344,774	£27,736,855	£26,217,056	£24,089,338	£23,633,399
60% LAR - 40% CIR	45%	£34,734,708	£23,225,654	£22,618,680	£21,101,242	£18,966,007	£18,503,630
60% LAR - 40% CIR	50%	£28,946,470	£18,087,022	£17,474,310	£15,935,670	£13,781,673	£13,319,892
60% LAR - 40% CIR	55%	£23,116,879	£12,880,244	£12,265,390	£10,728,287	£8,576,271	£8,115,131

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£52,260,119	£35,597,809	£34,987,519	£33,461,796	£31,325,762	£30,868,065
60% LAR - 40% CIR	5%	£46,670,751	£30,452,038	£29,843,198	£28,369,341	£26,239,267	£25,781,291
60% LAR - 40% CIR	10%	£41,038,400	£25,685,811	£25,079,716	£23,564,481	£21,434,286	£20,972,780
60% LAR - 40% CIR	15%	£35,386,272	£20,699,304	£20,093,031	£18,578,595	£16,448,372	£15,986,253
60% LAR - 40% CIR	20%	£29,714,539	£15,683,545	£15,077,718	£13,562,152	£11,430,739	£10,968,888
60% LAR - 40% CIR	25%	£24,023,371	£10,624,041	£10,013,697	£8,497,838	£6,351,636	£5,893,877
60% LAR - 40% CIR	30%	£18,312,944	£5,544,466	£4,935,445	£3,412,940	£1,281,154	£824,172
60% LAR - 40% CIR	35%	£12,583,427	£445,059	£382,688	£140,656	£-126,176	£-266,172
60% LAR - 40% CIR	40%	£6,834,993	£-474,993	£-3,281,034	£-5,738,472	£-8,933,707	£-9,395,885
60% LAR - 40% CIR	45%	£1,046,795	£-5,812,958	£-6,854,458	£-8,884,044	£-11,918,461	£-12,379,733
60% LAR - 40% CIR	50%	£-4,762,835	£-15,919,471	£-16,934,325	£-17,171,457	£-19,323,443	£-19,784,584

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

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£63,620,976	£47,158,666	£46,548,376	£45,022,653	£42,886,639	£42,428,922
60% LAR - 40% CIR	5%	£58,231,608	£42,212,895	£41,604,798	£40,084,947	£37,959,138	£37,501,124
60% LAR - 40% CIR	10%	£52,599,258	£37,246,668	£36,640,573	£35,125,338	£32,999,143	£32,533,637
60% LAR - 40% CIR	15%	£46,947,129	£32,260,161	£31,655,888	£30,136,452	£27,989,229	£27,529,110
60% LAR - 40% CIR	20%	£41,275,366	£27,244,402	£26,632,170	£25,110,008	£22,961,618	£22,502,745
60% LAR - 40% CIR	25%	£35,584,229	£22,184,898	£21,574,554	£20,049,695	£17,912,493	£17,454,734
60% LAR - 40% CIR	30%	£29,873,807	£17,105,343	£16,496,302	£14,973,697	£12,842,651	£12,385,269
60% LAR - 40% CIR	35%	£24,144,264	£12,026,916	£11,397,897	£9,878,199	£7,750,461	£7,294,542
60% LAR - 40% CIR	40%	£18,395,851	£6,986,797	£6,279,623	£4,762,385	£2,627,150	£2,164,972
60% LAR - 40% CIR	45%	£12,607,613	£1,948,165	£1,236,453	£-2,287,266	£-4,431,816	£-4,894,176
60% LAR - 40% CIR	50%	£6,778,921	£-4,486,814	£-5,073,467	£-6,810,609	£-9,784,584	£-10,243,728

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

£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£68,611,262	£51,948,952	£51,338,662	£49,812,938	£47,676,925	£47,219,208
60% LAR - 40% CIR	5%	£63,021,894	£46,936,081	£46,326,081	£44,804,832	£42,746,494	£42,290,410
60% LAR - 40% CIR	10%	£57,389,543	£42,036,954	£41,430,859	£39,915,624	£37,785,429	£37,323,922
60% LAR - 40% CIR	15%	£51,737,415	£37,090,447	£36,486,174	£34,926,736	£32,779,515	£32,319,396
60% LAR - 40% CIR	20%	£46,065,062	£32,134,688	£31,522,860	£29,880,295	£27,751,962	£27,293,031
60% LAR - 40% CIR	25%	£40,374,514	£26,975,184	£26,364,840	£24,838,981	£22,702,779	£22,245,020
60% LAR - 40% CIR	30%	£34,684,087	£21,895,626	£21,286,588	£19,783,983	£17,632,236	£17,175,855
60% LAR - 40% CIR	35%	£28,934,569	£16,786,202	£16,169,283	£14,688,456	£12,540,797	£12,084,927
60% LAR - 40% CIR	40%	£23,186,136	£11,677,083	£11,070,108	£9,562,671	£7,417,435	£6,965,258
60% LAR - 40% CIR	45%	£17,397,696	£6,538,451	£5,925,738	£4,367,069	£2,233,002	£1,771,410
60% LAR - 40% CIR	50%	£11,566,307	£1,331,672	£716,818	£-826,314	£-3,974,396	£-4,431,441

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£74,273,834	£57,811,523	£57,007,233	£55,475,510	£53,339,696	£52,881,780
60% LAR - 40% CIR	5%	£68,684,466	£52,686,752	£52,067,653	£50,537,404	£48,409,055	£47,952,981
60% LAR - 40% CIR	10%	£63,052,115	£47,699,525	£47,093,430	£45,578,195	£43,448,001	£42,986,494
60% LAR - 40% CIR	15%	£57,399,988	£42,713,018	£42,108,745	£40,589,369	£38,442,086	£37,981,967
60% LAR - 40% CIR	20%	£51,728,253	£37,697,266	£37,085,432	£35,655,866	£33,414,673	£32,956,602
60% LAR - 40% CIR	25%	£46,037,086	£32,637,755	£32,027,411	£30,501,652	£28,365,350	£27,907,592
60% LAR - 40% CIR	30%	£40,346,659	£27,558,202	£26,949,159	£24,826,354	£22,684,409	£22,226,125
60% LAR - 40% CIR	35%	£34,597,141	£22,458,774	£21,850,855	£20,331,056	£18,203,338	£17,747,399
60% LAR - 40% CIR	40%	£28,848,708	£17,339,654	£16,732,680	£15,215,242	£13,080,007	£12,617,630
60% LAR - 40% CIR	45%	£23,060,470	£12,201,022	£11,598,110	£10,049,670	£7,896,573	£7,433,982
60% LAR - 40% CIR	50%	£17,230,879	£6,994,244	£6,379,390	£4,842,287	£2,690,271	£2,229,131

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
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No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£32,886,745	£75,893,039	£75,262,719	£73,758,995	£77,850,983	£77,163,285
60% LAR - 40% CIR	10%	£36,455,877	£70,327,464	£69,719,363	£68,199,115	£69,070,797	£69,514,492
60% LAR - 40% CIR	15%	£39,221,357	£64,741,462	£64,135,368	£62,620,132	£60,498,802	£60,044,231
60% LAR - 40% CIR	20%	£41,986,337	£59,155,151	£58,550,909	£57,020,229	£54,905,276	£54,452,072
60% LAR - 40% CIR	25%	£44,751,314	£53,568,797	£52,965,166	£51,399,587	£49,290,376	£48,838,402
60% LAR - 40% CIR	30%	£47,516,291	£47,982,496	£47,381,316	£45,758,388	£43,655,221	£43,177,464
60% LAR - 40% CIR	35%	£50,281,268	£42,398,195	£41,793,440	£40,070,835	£37,959,189	£37,492,407
60% LAR - 40% CIR	40%	£53,046,245	£36,813,894	£36,209,143	£34,349,745	£32,222,028	£31,766,088
60% LAR - 40% CIR	45%	£55,811,222	£31,229,593	£30,624,842	£28,608,340	£26,481,529	£26,028,697
60% LAR - 40% CIR	50%	£58,576,200	£25,645,292	£24,960,541	£22,868,938	£20,723,083	£20,270,429
60% LAR - 40% CIR	55%	£61,341,177	£19,959,991	£19,274,240	£17,097,445	£14,905,459	£14,444,320

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

£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£94,769,031	£47,993,294	£47,383,004	£45,857,281	£43,721,298	£43,263,551
60% LAR - 40% CIR	5%	£98,555,162	£42,427,745	£41,819,649	£40,299,401	£38,171,053	£37,714,978
60% LAR - 40% CIR	10%	£102,341,293	£36,862,046	£36,252,654	£34,720,416	£32,599,088	£32,144,517
60% LAR - 40% CIR	15%	£106,126,424	£31,296,347	£30,683,195	£29,120,514	£27,005,362	£26,552,358
60% LAR - 40% CIR	20%	£109,911,555	£25,730,648	£25,128,843	£23,569,673	£21,459,861	£21,008,688
60% LAR - 40% CIR	25%	£113,696,686	£20,164,949	£19,562,772	£18,018,976	£15,915,507	£15,464,750
60% LAR - 40% CIR	30%	£117,481,817	£14,599,250	£14,000,076	£12,471,121	£10,369,475	£9,918,622
60% LAR - 40% CIR	35%	£121,266,948	£9,033,551	£8,433,177	£6,922,265	£4,822,531	£4,371,778
60% LAR - 40% CIR	40%	£125,052,079	£3,467,852	£2,887,278	£1,373,368	£1,820,332	£1,369,579
60% LAR - 40% CIR	45%	£128,837,210	£-1,108,153	£-632,269	£-92,469	£-1,373,368	£-1,369,579
60% LAR - 40% CIR	50%	£132,622,341	£-5,683,853	£-5,103,369	£-6,922,265	£-8,373,368	£-8,373,368
60% LAR - 40% CIR	55%	£136,407,472	£-10,259,154	£-9,678,670	£-11,471,121	£-12,822,531	£-12,822,531
60% LAR - 40% CIR	60%	£140,192,603	£-14,834,455	£-14,253,971	£-16,020,422	£-17,271,832	£-17,271,832

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

£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£56,320,888	£30,554,151	£30,943,801	£29,418,136	£27,292,126	£26,834,408
60% LAR - 40% CIR	5%	£60,105,019	£24,988,608	£25,380,598	£23,892,258	£21,766,248	£21,308,530
60% LAR - 40% CIR	10%	£63,889,150	£19,423,065	£19,815,191	£18,383,388	£16,257,378	£15,799,660
60% LAR - 40% CIR	15%	£67,673,281	£13,857,522	£14,249,717	£12,874,514	£10,748,504	£10,290,786
60% LAR - 40% CIR	20%	£71,457,412	£8,291,979	£8,684,174	£11,365,640	£9,238,494	£8,780,776
60% LAR - 40% CIR	25%	£75,241,543	£2,726,436	£3,118,629	£9,856,766	£7,129,370	£6,671,652
60% LAR - 40% CIR	30%	£79,025,674	£-2,849,113	£-3,240,801	£8,347,892	£5,620,246	£5,171,928
60% LAR - 40% CIR	35%	£82,809,805	£-7,423,670	£-7,815,358	£6,839,018	£4,111,122	£3,662,804
60% LAR - 40% CIR	40%	£86,593,936	£-11,998,227	£-12,389,906	£5,330,144	£2,602,046	£2,153,730
60% LAR - 40% CIR	45%	£90,378,067	£-16,572,784	£-16,965,464	£3,821,270	£1,092,970	£602,854
60% LAR - 40% CIR	50%	£94,162,198	£-21,147,341	£-21,540,021	£2,312,396	£-41,122	£-41,122
60% LAR - 40% CIR	55%	£97,946,329	£-25,721,898	£-26,114,578	£81,272	£-86,246	£-86,246
60% LAR - 40% CIR	60%	£101,730,460	£-30,296,455	£-30,689,125	£-73,350	£-131,370	£-131,370

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, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£39,560,174	£24,344,437	£24,734,147	£23,208,424	£21,082,414	£20,624,696
60% LAR - 40% CIR	5%	£43,344,305	£18,778,892	£19,168,602	£17,642,700	£15,516,690	£15,058,972
60% LAR - 40% CIR	10%	£47,128,436	£13,213,349	£13,603,059	£12,076,976	£9,950,966	£9,503,248
60% LAR - 40% CIR	15%	£50,912,567	£7,647,806	£8,037,516	£10,568,252	£8,444,956	£8,000,520
60% LAR - 40% CIR	20%	£54,696,698	£2,082,263	£2,471,973	£9,058,528	£6,335,856	£5,891,420
60% LAR - 40% CIR	25%	£58,480,829	£-3,487,280	£-3,876,990	£7,548,804	£4,826,754	£4,382,318
60% LAR - 40% CIR	30%	£62,264,960	£-7,961,837	£-8,351,547	£6,039,080	£3,317,652	£2,873,222
60% LAR - 40% CIR	35%	£66,049,091	£-12,436,394	£-12,826,094	£4,529,356	£1,808,550	£1,364,126
60% LAR - 40% CIR	40%	£69,833,222	£-16,910,951	£-17,300,601	£3,019,632	£29,356	£-15,844
60% LAR - 40% CIR	45%	£73,617,353	£-21,385,508	£-21,775,151	£1,509,908	£-80,178	£-80,178
60% LAR - 40% CIR	50%	£77,401,484	£-25,860,065	£-26,249,701	£0	£-129,702	£-129,702
60% LAR - 40% CIR	55%	£81,185,615	£-30,334,622	£-30,724,247	£-129,702	£-269,404	£-269,404
60% LAR - 40% CIR	60%	£84,969,746	£-34,809,179	£-35,198,802	£-269,404	£-419,106	£-419,106

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

£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£20,782,745	£70,007,009	£69,386,719	£67,870,995	£65,734,983	£65,277,265
60% LAR - 40% CIR	5%	£24,566,877	£64,441,464	£63,833,363	£62,315,115	£60,180,797	£59,728,692
60% LAR - 40% CIR	10%	£28,350,999	£58,855,462	£58,249,368	£56,734,132	£54,612,802	£54,160,697
60% LAR - 40% CIR	15%	£32,135,121	£53,269,461	£52,663,367	£51,134,229	£49,019,276	£48,567,171
60% LAR - 40% CIR	20%	£35,919,243	£47,683,460	£47,077,465	£45,534,326	£43,424,373	£42,972,268
60% LAR - 40% CIR	25%	£39,703,365	£42,097,459	£41,491,464	£39,934,423	£37,824,470	£37,372,365
60% LAR - 40% CIR	30%	£43,487,487	£36,511,458	£35,905,463	£34,334,520	£32,224,567	£31,772,462
60% LAR - 40% CIR	35%	£47,271,609	£30,925,457	£30,319,462	£28,734,617	£26,624,664	£26,172,559
60% LAR - 40% CIR	40%	£51,055,731	£25,339,456	£24,733,461	£27,134,714	£25,024,761	£24,572,656
60% LAR - 40% CIR	45%	£54,839,853	£19,753,455	£19,147,460	£25,534,811	£23,424,808	£22,972,703
60% LAR - 40% CIR	50%	£58,623,975	£14,167,454	£13,561,459	£23,934,908	£21,824,905	£21,372,800
60% LAR - 40% CIR	55%	£62,408,097	£8,581,453	£7,975,458	£22,335,005	£20,225,002	£19,772,897
60% LAR - 40% CIR	60%	£66,192,219	£2,995,452	£2,389,457	£20,735,102	£18,625,100	£18,172,995

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
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No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£10,036,019	£94,156,665	£83,546,377	£82,620,653	£79,884,640	£79,426,923
60% LAR - 40% CIR	10%	£87,726,703	£78,177,937	£77,569,938	£76,949,590	£73,951,542	£73,465,167
60% LAR - 40% CIR	15%	£81,056,741	£68,158,209	£67,559,017	£64,044,337	£67,636,093	£67,481,523
60% LAR - 40% CIR	20%	£74,367,467	£60,119,722	£59,517,091	£58,010,512	£61,500,385	£61,476,180
60% LAR - 40% CIR	25%	£67,659,052	£54,060,229	£53,459,059	£51,956,131	£55,901,301	£55,449,328
60% LAR - 40% CIR	30%	£60,950,056	£47,980,985	£47,381,097	£45,881,376	£49,852,033	£49,401,155
60% LAR - 40% CIR	35%	£54,129,797	£41,882,169	£41,283,386	£39,771,536	£43,778,042	£43,321,261
60% LAR - 40% CIR	40%	£47,331,620	£35,737,484	£35,130,510	£33,613,072	£37,643,820	£37,187,880
60% LAR - 40% CIR	45%	£40,514,700	£29,556,199	£29,049,903	£27,434,477	£31,468,660	£31,033,429
60% LAR - 40% CIR	50%	£33,679,207	£23,355,585	£22,749,967	£21,235,936	£25,312,754	£24,858,095
60% LAR - 40% CIR	55%					£19,116,291	£18,662,082

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£73,198,305	£56,296,951	£55,646,862	£54,120,939	£51,984,925	£51,527,209
60% LAR - 40% CIR	5%	£66,477,472	£50,278,223	£49,670,124	£48,146,876	£46,021,507	£45,569,453
60% LAR - 40% CIR	10%	£59,826,989	£44,279,039	£43,672,945	£42,157,709	£40,038,379	£39,581,808
60% LAR - 40% CIR	15%	£53,157,028	£38,259,575	£37,655,303	£36,144,522	£34,029,670	£33,576,466
60% LAR - 40% CIR	20%	£46,467,753	£32,220,008	£31,617,376	£30,110,797	£28,001,987	£27,548,614
60% LAR - 40% CIR	25%	£39,759,337	£26,180,514	£25,559,344	£24,056,416	£21,952,318	£21,501,441
60% LAR - 40% CIR	30%	£33,050,342	£20,081,271	£19,481,003	£17,981,662	£15,878,508	£15,421,546
60% LAR - 40% CIR	35%	£26,340,362	£13,982,455	£13,383,672	£11,871,624	£9,744,106	£9,288,195
60% LAR - 40% CIR	40%	£19,631,906	£7,837,770	£7,230,795	£5,713,358	£3,588,945	£3,133,715
60% LAR - 40% CIR	45%	£12,914,985	£1,699,485	£1,090,279	£-422,865	£-2,941,615	£-3,494,816
60% LAR - 40% CIR	50%	£5,779,493	£-4,544,154	£-5,149,747	£-6,663,779	£-8,783,423	£-9,237,613

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£94,669,162	£67,817,808	£67,207,515	£65,681,796	£63,545,793	£63,088,066
60% LAR - 40% CIR	5%	£78,038,330	£61,836,060	£61,230,981	£59,710,733	£57,562,384	£57,105,319
60% LAR - 40% CIR	10%	£71,387,846	£55,839,896	£55,233,802	£53,718,560	£51,567,236	£51,112,665
60% LAR - 40% CIR	15%	£64,717,883	£49,820,432	£49,216,160	£47,705,480	£45,550,527	£45,137,323
60% LAR - 40% CIR	20%	£58,024,610	£43,780,865	£43,178,293	£41,671,455	£39,562,444	£39,150,471
60% LAR - 40% CIR	25%	£51,320,194	£37,721,372	£37,120,201	£35,617,274	£33,513,176	£33,062,298
60% LAR - 40% CIR	30%	£44,570,199	£31,642,125	£31,042,240	£29,542,519	£27,439,185	£27,002,404
60% LAR - 40% CIR	35%	£37,786,936	£25,543,312	£24,944,529	£23,432,811	£21,304,963	£20,845,023
60% LAR - 40% CIR	40%	£30,992,763	£19,398,627	£18,791,653	£17,274,215	£15,149,803	£14,694,572
60% LAR - 40% CIR	45%	£24,175,843	£13,217,242	£12,611,136	£11,085,620	£8,973,897	£8,519,242
60% LAR - 40% CIR	50%	£17,340,358	£7,016,723	£6,411,116	£4,887,676	£2,777,434	£2,323,225

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£89,459,448	£72,808,064	£71,997,805	£70,472,062	£68,336,068	£67,878,352
60% LAR - 40% CIR	5%	£82,824,615	£66,626,365	£65,821,267	£64,301,018	£62,172,070	£61,716,596
60% LAR - 40% CIR	10%	£76,178,132	£60,430,182	£60,024,088	£58,508,852	£56,387,522	£55,932,951
60% LAR - 40% CIR	15%	£69,508,189	£54,210,718	£54,008,446	£52,489,765	£50,380,813	£49,927,609
60% LAR - 40% CIR	20%	£62,818,895	£47,971,151	£47,968,519	£46,061,040	£44,052,736	£43,600,757
60% LAR - 40% CIR	25%	£56,110,480	£41,711,657	£41,910,487	£40,407,559	£38,303,461	£37,852,583
60% LAR - 40% CIR	30%	£49,360,489	£35,432,414	£35,632,526	£34,332,805	£32,229,471	£31,772,085
60% LAR - 40% CIR	35%	£42,611,225	£29,133,598	£29,234,815	£28,022,867	£25,905,499	£25,458,305
60% LAR - 40% CIR	40%	£35,783,049	£22,788,913	£22,581,938	£22,064,501	£19,940,089	£19,484,858
60% LAR - 40% CIR	45%	£28,966,126	£16,507,628	£16,401,422	£15,885,905	£13,764,163	£13,309,528
60% LAR - 40% CIR	50%	£22,130,635	£10,287,009	£10,201,396	£9,687,364	£7,567,720	£7,113,510

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£95,122,019	£78,270,665	£77,660,377	£76,134,653	£73,986,640	£73,540,923
60% LAR - 40% CIR	5%	£88,491,167	£72,261,937	£71,653,838	£70,163,590	£68,035,842	£67,578,167
60% LAR - 40% CIR	10%	£81,840,703	£66,252,753	£65,646,659	£64,171,423	£62,050,093	£61,595,523
60% LAR - 40% CIR	15%	£75,170,741	£60,273,285	£59,669,017	£58,186,337	£56,043,385	£55,590,160
60% LAR - 40% CIR	20%	£68,481,467	£54,233,722	£53,631,091	£52,154,512	£50,015,301	£49,563,326
60% LAR - 40% CIR	25%	£61,773,052	£48,174,229	£47,573,059	£46,070,131	£43,968,033	£43,515,155
60% LAR - 40% CIR	30%	£55,023,056	£42,094,985	£41,496,097	£39,995,376	£37,892,042	£37,435,261
60% LAR - 40% CIR	35%	£48,243,797	£36,056,169	£35,457,386	£33,885,538	£31,757,520	£31,301,880
60% LAR - 40% CIR	40%	£41,445,620	£29,851,484	£29,244,510	£27,772,072	£25,602,060	£25,147,429
60% LAR - 40% CIR	45%	£34,628,709	£23,670,195	£23,063,993	£21,548,477	£19,426,754	£18,972,095
60% LAR - 40% CIR	50%	£27,793,207	£17,489,585	£16,883,967	£15,349,936	£13,230,291	£12,776,082

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£112,895,205	£104,735,990	£104,134,874	£102,632,069	£100,568,169	£100,077,331
60% LAR - 40% CIR	10%	£114,182,463	£97,753,952	£97,154,702	£95,897,300	£93,847,437	£93,091,352
60% LAR - 40% CIR	15%	£108,490,070	£90,751,184	£90,154,189	£88,650,652	£86,529,322	£86,074,752
60% LAR - 40% CIR	20%	£98,777,696	£83,719,561	£83,115,288	£81,004,009	£79,469,656	£79,036,452
60% LAR - 40% CIR	25%	£91,046,015	£76,647,037	£76,044,405	£74,537,827	£72,428,616	£71,976,642
60% LAR - 40% CIR	30%	£83,295,191	£69,554,586	£68,953,415	£67,450,488	£65,346,390	£64,895,512
60% LAR - 40% CIR	35%	£75,525,385	£62,442,386	£61,842,497	£60,342,778	£58,243,166	£57,793,249
60% LAR - 40% CIR	40%	£67,736,796	£55,310,613	£54,711,830	£53,214,872	£51,119,131	£50,670,044
60% LAR - 40% CIR	45%	£59,928,533	£48,159,442	£47,561,590	£46,066,958	£43,974,474	£43,526,084
60% LAR - 40% CIR	50%	£52,061,870	£40,989,051	£40,391,058	£38,899,217	£36,791,901	£36,347,276
60% LAR - 40% CIR	55%	£44,176,633	£33,782,154	£33,176,492	£31,682,460	£29,542,816	£29,088,606

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£93,956,491	£76,836,276	£76,235,159	£74,732,366	£72,628,495	£72,177,617
60% LAR - 40% CIR	5%	£96,251,245	£69,853,945	£69,254,067	£67,757,486	£65,647,712	£65,191,638
60% LAR - 40% CIR	10%	£78,590,356	£62,851,470	£62,254,485	£60,750,930	£58,629,608	£58,175,037
60% LAR - 40% CIR	15%	£70,877,983	£55,819,847	£55,215,574	£53,704,804	£51,589,942	£51,136,738
60% LAR - 40% CIR	20%	£63,145,301	£48,747,323	£48,144,091	£46,638,112	£44,524,968	£44,076,926
60% LAR - 40% CIR	25%	£55,395,476	£41,654,872	£41,053,701	£39,550,774	£37,446,676	£36,995,797
60% LAR - 40% CIR	30%	£47,625,680	£34,542,672	£33,943,562	£32,843,952	£30,743,462	£30,293,535
60% LAR - 40% CIR	35%	£39,837,982	£27,410,865	£26,812,115	£25,715,158	£23,619,617	£23,170,330
60% LAR - 40% CIR	40%	£32,028,818	£20,259,728	£19,661,875	£18,567,243	£16,474,759	£16,026,370
60% LAR - 40% CIR	45%	£24,162,155	£13,089,337	£12,492,241	£11,399,933	£9,882,217	£9,437,962
60% LAR - 40% CIR	50%	£16,276,919	£5,882,390	£5,276,778	£4,182,745	£3,643,192	£3,188,892

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£105,517,348	£88,397,133	£87,796,017	£86,293,223	£84,189,312	£83,738,474
60% LAR - 40% CIR	5%	£97,844,109	£81,414,895	£80,813,945	£79,318,443	£77,208,570	£76,757,495
60% LAR - 40% CIR	10%	£90,151,213	£74,412,327	£73,815,342	£72,311,795	£70,190,465	£69,735,895
60% LAR - 40% CIR	15%	£82,438,840	£67,390,704	£66,796,431	£65,289,752	£63,150,799	£62,697,595
60% LAR - 40% CIR	20%	£74,707,156	£60,368,186	£59,765,548	£58,260,989	£56,089,759	£55,637,785
60% LAR - 40% CIR	25%	£66,956,334	£53,215,729	£52,614,558	£51,111,631	£48,907,533	£48,456,654
60% LAR - 40% CIR	30%	£59,195,538	£46,103,526	£45,503,640	£44,003,919	£41,804,309	£41,354,362
60% LAR - 40% CIR	35%	£51,397,631	£38,971,726	£38,372,073	£36,876,574	£34,760,274	£34,311,187
60% LAR - 40% CIR	40%	£43,589,675	£31,820,585	£31,222,732	£29,728,100	£27,635,617	£27,187,227
60% LAR - 40% CIR	45%	£35,733,013	£24,650,194	£24,053,090	£22,959,360	£20,843,074	£20,398,419
60% LAR - 40% CIR	50%	£27,837,776	£17,443,247	£16,837,635	£15,733,863	£13,593,569	£13,148,748

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£110,307,634	£93,187,419	£92,586,302	£91,083,509	£88,979,597	£88,528,760
60% LAR - 40% CIR	5%	£102,634,391	£86,205,091	£85,606,130	£84,108,729	£81,988,865	£81,542,761
60% LAR - 40% CIR	10%	£94,941,499	£79,202,613	£78,605,627	£77,102,081	£74,980,751	£74,526,180
60% LAR - 40% CIR	15%	£87,229,126	£72,170,989	£71,568,717	£70,066,037	£67,941,085	£67,487,861
60% LAR - 40% CIR	20%	£79,497,444	£65,098,465	£64,496,834	£62,990,255	£60,860,045	£60,406,071
60% LAR - 40% CIR	25%	£71,746,619	£58,006,015	£57,404,844	£55,901,917	£53,797,819	£53,346,940
60% LAR - 40% CIR	30%	£63,976,823	£50,893,815	£50,293,526	£48,784,204	£46,684,095	£46,234,678
60% LAR - 40% CIR	35%	£56,185,225	£43,762,041	£43,163,208	£41,656,901	£39,551,960	£39,101,472
60% LAR - 40% CIR	40%	£48,379,961	£36,610,871	£36,013,018	£34,516,386	£32,425,902	£31,977,513
60% LAR - 40% CIR	45%	£40,513,298	£29,440,485	£28,843,384	£27,340,945	£25,253,360	£24,798,705
60% LAR - 40% CIR	50%	£32,626,062	£22,233,533	£21,627,921	£20,133,888	£17,994,245	£17,540,035

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£115,970,205	£98,849,990	£98,248,874	£96,746,080	£94,642,169	£94,191,331
60% LAR - 40% CIR	5%	£108,299,463	£91,867,662	£91,268,702	£89,771,300	£87,661,427	£87,208,392
60% LAR - 40% CIR	10%	£100,604,070	£84,855,184	£84,268,199	£82,764,652	£80,643,322	£80,188,752
60% LAR - 40% CIR	15%	£92,891,696	£77,833,561	£77,229,288	£75,716,609	£73,603,696	£73,150,452
60% LAR - 40% CIR	20%	£85,160,015	£70,811,037	£70,198,405	£68,681,827	£66,562,616	£66,106,642
60% LAR - 40% CIR	25%	£77,409,191	£63,668,586	£63,057,415	£61,044,488	£58,930,390	£58,475,512
60% LAR - 40% CIR	30%	£69,658,395	£56,555,385	£55,956,497	£53,946,776	£51,837,146	£51,381,245
60% LAR - 40% CIR	35%	£61,850,796	£49,424,613	£48,825,630	£47,328,872	£45,233,131	£44,784,044
60% LAR - 40% CIR	40%	£54,042,533	£42,273,442	£41,675,590	£40,180,958	£38,088,474	£37,640,084
60% LAR - 40% CIR	45%	£46,174,870	£35,103,051	£34,509,958	£33,013,217	£30,905,031	£30,451,276
60% LAR - 40% CIR	50%	£38,290,633	£27,896,154	£27,290,492	£25,776,460	£23,656,816	£23,202,606

LB Camden
Local Plan Viability Testing 2026

Resi 15 - 200 Flats	
No Units	200
Site Area	0.29 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	5%	£136,554,753	£121,147,847	£120,546,729	£119,543,933	£116,940,024	£116,489,186
60% LAR - 40% CIR	10%	£130,027,584	£113,344,925	£112,745,965	£111,748,963	£108,152,201	£108,702,981
60% LAR - 40% CIR	15%	£121,500,764	£105,521,854	£104,924,868	£103,432,406	£101,342,957	£100,895,218
60% LAR - 40% CIR	20%	£112,664,464	£97,678,809	£97,083,618	£95,565,842	£93,512,474	£93,066,952
60% LAR - 40% CIR	25%	£104,388,883	£89,815,963	£89,222,388	£87,738,451	£85,650,467	£85,198,494
60% LAR - 40% CIR	30%	£96,804,101	£81,933,489	£81,341,353	£79,854,874	£77,741,876	£77,290,998
60% LAR - 40% CIR	35%	£89,200,376	£74,011,596	£73,411,618	£71,911,896	£69,812,286	£69,362,369
60% LAR - 40% CIR	40%	£81,577,853	£66,053,367	£65,454,584	£63,957,626	£61,861,886	£61,412,738
60% LAR - 40% CIR	45%	£69,936,695	£58,075,631	£57,477,978	£55,983,346	£53,890,963	£53,442,473
60% LAR - 40% CIR	50%	£61,277,074	£50,079,075	£49,481,978	£47,989,239	£45,899,404	£45,451,582
60% LAR - 40% CIR	55%	£52,874,876	£42,063,276	£41,466,764	£39,975,487	£37,884,636	£37,436,826

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£110,635,039	£93,248,132	£92,847,015	£91,144,221	£89,040,310	£88,589,472
60% LAR - 40% CIR	5%	£102,127,869	£85,445,211	£84,946,293	£83,348,949	£81,252,487	£80,801,261
60% LAR - 40% CIR	10%	£93,601,049	£77,622,140	£77,125,154	£75,532,692	£73,443,243	£72,992,017
60% LAR - 40% CIR	15%	£85,054,790	£69,779,095	£69,183,904	£67,596,328	£65,512,760	£65,061,534
60% LAR - 40% CIR	20%	£76,465,130	£61,816,246	£61,322,674	£59,738,637	£57,658,073	£57,206,847
60% LAR - 40% CIR	25%	£67,904,367	£53,833,775	£53,441,639	£51,846,280	£49,764,162	£49,312,936
60% LAR - 40% CIR	30%	£59,300,694	£45,811,792	£45,511,904	£43,914,012	£41,832,072	£41,380,846
60% LAR - 40% CIR	35%	£50,676,159	£37,833,653	£37,534,870	£35,936,512	£33,854,172	£33,402,946
60% LAR - 40% CIR	40%	£42,038,981	£29,778,117	£29,578,264	£28,083,632	£25,991,148	£25,540,759
60% LAR - 40% CIR	45%	£33,377,263	£21,729,361	£21,529,625	£20,039,325	£17,946,899	£17,496,463
60% LAR - 40% CIR	50%	£24,674,861	£13,683,581	£13,587,050	£12,075,773	£9,984,322	£9,533,111

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£122,195,896	£104,808,960	£104,207,872	£102,705,078	£100,601,167	£100,150,329
60% LAR - 40% CIR	5%	£113,689,727	£97,006,068	£96,407,107	£94,899,706	£92,813,344	£92,362,124
60% LAR - 40% CIR	10%	£105,161,907	£89,182,997	£88,586,011	£87,093,540	£85,004,100	£84,552,881
60% LAR - 40% CIR	15%	£96,615,607	£81,239,952	£80,744,761	£79,256,785	£77,173,617	£76,722,397
60% LAR - 40% CIR	20%	£88,040,996	£73,277,105	£72,783,631	£71,299,994	£69,211,610	£68,760,390
60% LAR - 40% CIR	25%	£79,465,244	£65,294,632	£64,802,496	£63,307,117	£61,223,019	£60,771,800
60% LAR - 40% CIR	30%	£70,881,521	£57,312,645	£56,821,767	£55,324,039	£53,240,629	£52,789,410
60% LAR - 40% CIR	35%	£62,298,986	£49,334,510	£48,844,125	£47,351,618	£45,268,082	£44,816,863
60% LAR - 40% CIR	40%	£53,707,838	£41,356,974	£40,866,489	£39,364,485	£37,280,005	£36,828,786
60% LAR - 40% CIR	45%	£45,120,217	£33,380,215	£32,889,123	£31,385,325	£29,300,546	£28,849,327
60% LAR - 40% CIR	50%	£36,535,718	£25,394,418	£24,897,907	£23,386,630	£21,300,179	£20,848,960

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£128,986,182	£109,599,275	£108,998,157	£107,495,364	£105,397,453	£104,940,615
60% LAR - 40% CIR	5%	£118,479,012	£101,796,354	£101,197,363	£99,699,962	£97,603,630	£97,152,410
60% LAR - 40% CIR	10%	£109,952,192	£93,973,263	£93,376,297	£91,883,835	£89,794,386	£89,343,166
60% LAR - 40% CIR	15%	£101,405,893	£86,130,237	£85,533,047	£84,047,071	£81,963,903	£81,512,683
60% LAR - 40% CIR	20%	£92,840,262	£78,287,391	£77,677,616	£76,189,880	£74,101,696	£73,650,476
60% LAR - 40% CIR	25%	£84,255,530	£70,384,918	£69,792,782	£68,297,402	£66,213,304	£65,762,084
60% LAR - 40% CIR	30%	£75,661,807	£62,482,935	£61,893,946	£60,395,324	£58,311,116	£57,859,896
60% LAR - 40% CIR	35%	£67,067,261	£54,584,785	£53,996,013	£52,497,995	£50,413,786	£49,962,566
60% LAR - 40% CIR	40%	£58,468,124	£46,687,260	£46,097,407	£44,594,775	£42,510,291	£42,059,071
60% LAR - 40% CIR	45%	£49,872,503	£38,790,503	£38,200,408	£36,694,669	£34,610,832	£34,159,612
60% LAR - 40% CIR	50%	£41,276,004	£30,894,794	£30,303,193	£28,796,916	£26,712,464	£26,261,244

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
60% LAR - 40% CIR	0%	£132,648,753	£115,261,847	£114,660,729	£113,157,935	£111,054,024	£110,603,186
60% LAR - 40% CIR	5%	£124,141,584	£107,458,925	£106,858,965	£105,352,963	£103,250,051	£102,800,213
60% LAR - 40% CIR	10%	£115,614,764	£99,635,854	£99,036,868	£97,546,406	£95,456,957	£95,006,219
60% LAR - 40% CIR	15%	£107,086,464	£91,792,805	£91,197,618	£89,709,642	£87,620,474	£87,170,082
60% LAR - 40% CIR	20%	£98,562,853	£83,926,963	£83,336,388	£81,852,451	£79,764,467	£79,314,075
60% LAR - 40% CIR	25%	£89,918,101	£76,047,489	£75,455,353	£73,969,974	£71,882,876	£71,432,484
60% LAR - 40% CIR	30%	£81,314,378	£68,165,524	£67,573,119	£66,085,999	£63,999,395	£63,548,903
60% LAR - 40% CIR	35%	£72,691,853	£60,287,367	£59,694,584	£58,207,326	£56,121,586	£55,671,194
60% LAR - 40% CIR	40%	£64,050,695	£52,399,831	£51,807,978	£50,320,746	£48,235,863	£47,785,471
60% LAR - 40% CIR	45%	£55,401,074	£44,513,073	£43,920,979	£42,433,239	£40,348,404	£39,897,912
60% LAR - 40% CIR	50%	£46,798,576	£36,627,275	£36,036,764	£34,549,487	£32,464,636	£32,014,244

APPENDIX 3 – APPRAISAL RESULTS OF PBSA TYPOLOGIES TESTING DRAFT POLICY CC6

LB Camden
Local Plan Viability Testing 2025

C7 - 200 Bed Student Accommodation Only	
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No Conventional AH Units	0
Site Area	0.21 Ha

Residual land values:

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario	£23,072,952	£20,883,941	£20,159,104	£19,388,351	£18,310,659	£18,150,205
10% Affordable Student Accommodation Scenario	£19,431,449	£17,078,394	£16,544,146	£15,795,374	£14,725,699	£14,565,245
20% Affordable Student Accommodation Scenario	£15,789,236	£13,494,026	£12,959,189	£12,210,416	£11,140,741	£10,980,287
30% Affordable Student Accommodation Scenario	£12,145,022	£9,909,069	£9,374,231	£8,625,459	£7,555,784	£7,395,330
35% Affordable Student Accommodation Scenario	£10,323,416	£8,116,589	£7,581,752	£6,832,979	£5,763,304	£5,602,850
40% Affordable Student Accommodation Scenario	£8,501,809	£6,324,111	£5,789,274	£5,040,501	£3,970,826	£3,810,372
50% Affordable Student Accommodation Scenario	£4,858,596	£2,735,154	£2,234,316	£1,455,544	£385,895	£225,417

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario	£2,568,372	£1,671,651	£1,371,196	£1,155,634	£1,155,634	£1,155,634
10% Affordable Student Accommodation Scenario	£1,974,941	£1,427,305	£1,062,144	£870,918	£870,918	£870,918
20% Affordable Student Accommodation Scenario	£1,478,054	£1,012,364	£747,161	£630,474	£630,474	£630,474
30% Affordable Student Accommodation Scenario	£1,361,268	£1,010,721	£1,112,059	£1,180,831	£1,180,831	£1,180,831
35% Affordable Student Accommodation Scenario	£1,192,874	£1,199,701	£1,294,436	£1,373,311	£1,373,311	£1,373,311
40% Affordable Student Accommodation Scenario	£1,104,401	£1,142,173	£1,142,173	£1,142,173	£1,142,173	£1,142,173
50% Affordable Student Accommodation Scenario	£1,047,654	£1,170,136	£1,191,974	£1,191,974	£1,191,974	£1,191,974

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario	£11,685,502	£8,656,881	£8,760,844	£7,371,271	£6,307,586	£6,147,145
10% Affordable Student Accommodation Scenario	£7,422,389	£5,969,804	£5,435,886	£3,785,914	£2,715,639	£2,555,186
20% Affordable Student Accommodation Scenario	£3,779,176	£1,484,969	£950,129	£201,356	£289,319	£1,029,770
30% Affordable Student Accommodation Scenario	£1,535,862	£2,969,899	£2,664,891	£2,664,891	£4,453,376	£4,453,376
35% Affordable Student Accommodation Scenario	£1,585,944	£1,592,871	£4,427,308	£5,176,081	£5,245,750	£5,245,750
40% Affordable Student Accommodation Scenario	£1,507,251	£1,684,949	£8,219,798	£8,988,559	£8,038,234	£8,189,885
50% Affordable Student Accommodation Scenario	£7,150,464	£5,265,349	£9,804,744	£10,563,516	£11,623,181	£11,783,443

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario	£14,586,462	£12,175,741	£11,640,904	£10,892,131	£9,822,456	£9,662,005
10% Affordable Student Accommodation Scenario	£10,343,249	£8,590,794	£8,055,846	£7,307,174	£6,237,499	£6,077,048
20% Affordable Student Accommodation Scenario	£7,300,036	£5,905,808	£4,470,869	£3,722,216	£2,652,541	£2,492,090
30% Affordable Student Accommodation Scenario	£3,656,822	£1,420,869	£886,031	£137,259	£622,418	£1,062,869
35% Affordable Student Accommodation Scenario	£1,435,216	£2,911,811	£4,906,448	£5,182,291	£4,453,376	£4,453,376
40% Affordable Student Accommodation Scenario	£1,609,609	£2,164,089	£2,668,826	£3,447,659	£4,517,574	£4,517,574
50% Affordable Student Accommodation Scenario	£1,639,604	£5,733,046	£8,283,894	£7,053,658	£8,109,351	£8,269,783

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario	£16,749,452	£16,937,731	£18,982,894	£18,984,121	£18,984,121	£18,984,121
10% Affordable Student Accommodation Scenario	£15,105,239	£12,752,774	£12,217,936	£11,489,184	£10,399,459	£10,239,038
20% Affordable Student Accommodation Scenario	£11,462,026	£9,167,816	£8,632,979	£7,884,206	£6,814,531	£6,654,080
30% Affordable Student Accommodation Scenario	£7,818,812	£5,962,859	£5,048,021	£4,299,249	£3,229,574	£3,069,122
35% Affordable Student Accommodation Scenario	£5,997,206	£3,790,379	£3,255,542	£2,506,769	£1,437,094	£1,276,643
40% Affordable Student Accommodation Scenario	£4,175,589	£1,697,001	£1,483,064	£714,291	£295,384	£195,855
50% Affordable Student Accommodation Scenario	£5,32,369	£1,947,696	£2,174,694	£2,410,696	£3,640,541	£4,100,795

LB Camden
Local Plan Viability Testing 2025

C7 - 200 Bed Student Accommodation and conventional Affordable Housing only			Value Area	Central London (CIL Zone A)		
No Conventional Units		44	Sales value inflation	Base		
Site Area		0.21 Ha	Build cost inflation	Base		
			Tenure	LAR : CIR		
Residual land values:						
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	B&S&S BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
Student Accommodation with 35% Conventional AH (LAR - CIL)	£15,670,635	£12,136,407	£11,473,573	£10,404,812	£8,887,150	£8,630,702
Student Accommodation with 50% Conventional AH (LAR - CIL)	£12,330,688	£8,654,061	£7,735,566	£6,569,017	£4,817,907	£4,520,006
Residual Land values compared to benchmark land values					£97,649,000	
Higher Value Secondary Offices						
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	B&S&S BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
Student Accommodation with 35% Conventional AH (LAR - CIL)	£14,932,350	£8,362,883	£8,022,717	£10,161,476	£11,018,140	£11,018,388
Student Accommodation with 50% Conventional AH (LAR - CIL)	£8,175,802	£10,662,229	£10,770,334	£13,977,373	£15,688,363	£15,688,261
Residual Land values compared to benchmark land values					£57,186,000	
Medium Value Secondary Offices						
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	B&S&S BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
Student Accommodation with 35% Conventional AH (LAR - CIL)	£3,561,875	£1,227,347	£535,367	£1,534,572	£5,157,610	£5,157,610
Student Accommodation with 50% Conventional AH (LAR - CIL)	£321,628	£3,558,458	£4,271,194	£5,480,043	£7,191,153	£7,191,153
Residual Land values compared to benchmark land values					£40,430,000	
Lower Value Secondary Offices / Community Space						
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	B&S&S BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
Student Accommodation with 35% Conventional AH (LAR - CIL)	£7,082,735	£3,648,207	£2,083,373	£1,916,612	£368,950	£142,802
Student Accommodation with 50% Conventional AH (LAR - CIL)	£3,042,480	£4,306	£6,802,244	£1,648,168	£2,476,956	£2,476,956
Residual Land values compared to benchmark land values					£20,601,000	
Secondary Industrial/Storage/Distribution						
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	B&S&S BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
Student Accommodation with 35% Conventional AH (LAR - CIL)	£11,344,725	£7,876,189	£7,147,843	£8,076,682	£4,560,460	£4,324,496
Student Accommodation with 50% Conventional AH (LAR - CIL)	£8,004,479	£4,127,861	£3,459,148	£2,202,807	£481,687	£193,759

LB Camden
Local Plan Viability Testing 2025

C7 - 200 Bed Student Accommodation and 35% of floorspace conventional Affordable Housing				Value Area	Central London (CIL Zone A)	
No Conventional Units	44			Sales value inflation	Base	
Site Area	0.21 Ha			Build cost inflation	Base	
Residual land values:				Tenure	LAR - CIR	
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario & 35% Conventional AH	£15,670,635	£12,136,407	£11,473,573	£10,404,812	£9,887,150	£8,830,702
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£11,927,122	£8,551,449	£7,888,616	£6,816,854	£5,302,193	£5,045,745
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£8,284,509	£4,968,452	£4,303,658	£3,234,897	£1,717,235	£1,460,787
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£4,841,298	£1,391,534	£718,701	£355,402	£1,698,220	£2,156,586
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£2,819,690	£-241,214	£-1,090,162	£-2,175,252	£-3,716,049	£-3,976,411
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£988,083	£-2,237,043	£-2,509,991	£-3,865,081	£-5,535,878	£-5,796,239
50% Affordable Student Accommodation Scenario & 35% Conventional AH	£-2,685,490	£-5,676,701	£-6,549,649	£-7,634,718	£-9,175,535	£-9,435,897
Residual Land values compared to benchmark land values Higher Value Secondary Offices						
£97,649,000						
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario & 35% Conventional AH	£15,670,635	£12,136,407	£11,473,573	£10,404,812	£9,887,150	£8,830,702
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£11,927,122	£8,551,449	£7,888,616	£6,816,854	£5,302,193	£5,045,745
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£8,284,509	£4,968,452	£4,303,658	£3,234,897	£1,717,235	£1,460,787
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£4,841,298	£1,391,534	£718,701	£355,402	£1,698,220	£2,156,586
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£2,819,690	£-241,214	£-1,090,162	£-2,175,252	£-3,716,049	£-3,976,411
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£988,083	£-2,237,043	£-2,509,991	£-3,865,081	£-5,535,878	£-5,796,239
50% Affordable Student Accommodation Scenario & 35% Conventional AH	£-2,685,490	£-5,676,701	£-6,549,649	£-7,634,718	£-9,175,535	£-9,435,897
Residual Land values compared to benchmark land values Medium Value Secondary Offices						
£97,186,000						
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario & 35% Conventional AH	£15,670,635	£12,136,407	£11,473,573	£10,404,812	£9,887,150	£8,830,702
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£11,927,122	£8,551,449	£7,888,616	£6,816,854	£5,302,193	£5,045,745
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£8,284,509	£4,968,452	£4,303,658	£3,234,897	£1,717,235	£1,460,787
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£4,841,298	£1,391,534	£718,701	£355,402	£1,698,220	£2,156,586
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£2,819,690	£-241,214	£-1,090,162	£-2,175,252	£-3,716,049	£-3,976,411
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£988,083	£-2,237,043	£-2,509,991	£-3,865,081	£-5,535,878	£-5,796,239
50% Affordable Student Accommodation Scenario & 35% Conventional AH	£-2,685,490	£-5,676,701	£-6,549,649	£-7,634,718	£-9,175,535	£-9,435,897
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space						
£40,420,000						
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario & 35% Conventional AH	£7,082,735	£3,648,207	£2,985,373	£1,916,612	£968,950	£142,502
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£3,429,322	£1,019,189	£778,686	£474,163	£214,425	£154,495
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£200,691	£-1,531,708	£-1,184,542	£-1,253,303	£-1,720,965	£-1,027,413
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£-1,640,564	£-2,106,888	£-2,769,449	£-3,643,600	£-4,104,240	£-3,104,782
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£-3,660,010	£-3,660,010	£-3,660,010	£-3,660,010	£-3,660,010	£-3,660,010
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£-2,490,117	£-2,122,243	£-1,139,121	£-12,493,261	£-14,024,078	£-14,294,439
50% Affordable Student Accommodation Scenario & 35% Conventional AH	£-1,173,668	£-3,434,941	£-3,937,448	£-4,162,038	£-4,162,038	£-4,162,038
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution						
£20,601,000						
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario & 35% Conventional AH	£11,344,125	£7,818,189	£7,818,189	£7,818,189	£7,818,189	£7,818,189
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£7,601,512	£4,225,259	£3,562,408	£2,453,644	£975,983	£719,535
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£3,558,299	£240,282	£-22,952	£1,091,313	£-2,808,975	£-2,808,975
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£15,086	£-4,644,874	£-3,507,505	£-4,641,612	£-5,022,430	£-5,022,430
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,898,920	£-4,143,424	£-4,516,372	£-4,921,442	£-4,921,442	£-4,921,442
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£-3,558,297	£-4,949,276	£-5,320,771	£-5,320,771	£-5,320,771	£-5,320,771
50% Affordable Student Accommodation Scenario & 35% Conventional AH	£-7,011,200	£-5,555,411	£-5,975,658	£-6,400,508	£-6,400,508	£-6,400,508

LB Camden
Local Plan Viability Testing 2025

C7 - 200 Bed Student Accommodation and 50% of Floorspace Conventional Affordable Housing		Value Area	Central London (CIL Zone A)		
No Conventional Units	63	Sales value inflation	Base		
Site Area	0.21 Ha	Build cost inflation	Base		
Residual land values:		Tenure	LAR - CIR		
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario & 50% Conventional AH	£12,330,688	£9,454,061	£7,735,956	£6,520,017	£4,520,006
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£3,647,475	£4,865,104	£4,150,988	£2,944,058	£3,051,049
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£5,044,262	£1,284,146	£566,041	£-950,678	£2,690,342
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£1,401,049	£2,335,918	£3,084,860	£4,290,335	£6,330,001
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£426,974	£4,155,747	£4,884,809	£6,110,164	£8,149,529
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£2,278,376	£5,975,576	£6,704,637	£7,929,993	£9,959,658
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£5,975,178	£9,615,233	£10,344,295	£11,969,650	£13,605,316
Residual Land values compared to benchmark land values Higher Value Secondary Offices					
£97,649,000					
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario & 50% Conventional AH	£11,171,615	£15,267,488	£14,710,348	£12,992,212	£10,571,241
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£11,171,615	£15,267,488	£14,710,348	£12,992,212	£10,571,241
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£15,462,028	£19,222,144	£19,940,249	£21,196,998	£23,196,632
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£19,106,241	£24,412,238	£24,517,470	£26,103,140	£28,103,401
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£20,933,264	£21,603,037	£23,381,098	£26,516,454	£28,556,119
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£22,782,669	£26,841,986	£27,520,507	£28,438,283	£31,171,501
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£26,401,486	£36,114,641	£36,869,148	£40,070,486	£44,119,688
Residual Land values compared to benchmark land values Medium Value Secondary Offices					
£67,186,000					
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario & 50% Conventional AH	£321,625	£1,153,971	£4,513,104	£4,690,051	£7,995,193
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£33,321,585	£7,139,959	£7,898,962	£9,995,002	£10,770,111
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£61,864,748	£21,614,614	£11,443,719	£12,669,736	£14,366,068
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£10,659,011	£13,344,979	£15,074,040	£16,296,395	£18,036,813
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£12,656,034	£16,194,861	£16,969,669	£18,119,224	£19,966,445
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£14,265,636	£17,684,036	£18,119,697	£19,656,652	£21,675,271
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£17,984,248	£21,624,255	£22,361,355	£24,676,716	£26,816,307
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space					
£49,420,000					
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario & 50% Conventional AH	£3,842,486	£24,159	£782,244	£1,693,193	£3,988,184
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£199,275	£1,157,851	£4,513,104	£4,614,142	£7,995,193
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£3,443,636	£7,204,654	£7,898,962	£9,109,676	£11,179,542
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£7,647,151	£13,624,119	£11,563,186	£12,778,638	£14,616,201
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£9,816,174	£14,644,143	£13,171,008	£14,696,364	£16,616,003
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£10,784,576	£14,493,776	£13,162,837	£16,418,103	£18,478,509
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£14,463,308	£18,115,443	£18,435,496	£20,690,899	£22,961,416
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution					
£20,601,000					
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario & 50% Conventional AH	£8,088,416	£4,137,857	£3,848,604	£4,857,587	£3,933,346
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£4,361,265	£542,064	£175,212	£1,962,162	£3,361,161
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£713,052	£3,042,064	£3,760,165	£4,076,888	£2,714,166
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£2,625,161	£4,656,129	£7,361,188	£6,616,545	£7,016,551
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£4,763,184	£9,481,957	£9,211,019	£10,436,374	£12,476,039
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£6,802,586	£10,914,786	£10,926,947	£12,868,623	£14,256,486
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£10,561,268	£15,941,443	£14,670,505	£15,866,860	£17,583,526

LB Camden
Local Plan Viability Testing 2025

C7 - 200 Bed Student Accommodation Only	
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No Conventional AH Units	0
Site Area	0.21 Ha

Residual land values:

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario	£18,596,561	£14,369,342	£14,054,305	£13,285,734	£12,716,599	£12,055,607
10% Affordable Student Accommodation Scenario	£15,401,158	£11,425,035	£10,890,197	£10,141,425	£9,671,751	£8,911,299
20% Affordable Student Accommodation Scenario	£12,205,755	£8,280,727	£7,745,889	£6,997,117	£6,527,442	£5,766,991
30% Affordable Student Accommodation Scenario	£9,010,352	£5,136,419	£4,601,581	£3,852,809	£3,383,134	£2,622,682
35% Affordable Student Accommodation Scenario	£7,412,651	£3,564,265	£3,029,428	£2,280,655	£1,810,980	£1,050,529
40% Affordable Student Accommodation Scenario	£5,814,949	£1,962,111	£1,457,273	£708,501	£-366,685	£-529,584
50% Affordable Student Accommodation Scenario	£2,618,545	£-1,168,777	£-1,712,776	£-2,472,973	£-3,558,970	£-4,721,868

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario	£1,969,729	£1,536,947	£8,471,785	£7,725,726	£6,976,711	£5,480,051
10% Affordable Student Accommodation Scenario	£3,125,132	£3,081,250	£9,616,093	£10,364,863	£11,434,539	£11,894,991
20% Affordable Student Accommodation Scenario	£4,300,435	£11,225,943	£12,206,407	£13,560,173	£14,793,848	£14,724,249
30% Affordable Student Accommodation Scenario	£11,436,038	£15,369,871	£16,904,709	£18,653,481	£17,723,156	£17,583,509
35% Affordable Student Accommodation Scenario	£13,093,639	£16,942,925	£17,476,862	£18,225,635	£16,298,310	£16,495,791
40% Affordable Student Accommodation Scenario	£14,601,341	£18,514,173	£19,649,017	£19,787,788	£20,472,895	£21,029,474
50% Affordable Student Accommodation Scenario	£17,686,745	£21,679,367	£22,219,086	£22,979,383	£24,068,360	£24,226,158

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario	£6,587,501	£2,560,253	£2,025,445	£1,276,674	£266,989	£-56,549
10% Affordable Student Accommodation Scenario	£3,392,088	£494,465	£1,849,405	£1,849,405	£2,491,266	£3,369,781
20% Affordable Student Accommodation Scenario	£106,695	£3,728,333	£4,263,171	£5,011,943	£6,081,618	£6,242,069
30% Affordable Student Accommodation Scenario	£2,988,768	£7,407,470	£8,166,251	£8,166,251	£9,225,926	£9,386,378
35% Affordable Student Accommodation Scenario	£4,556,409	£8,444,795	£9,979,632	£9,728,405	£10,796,090	£10,565,531
40% Affordable Student Accommodation Scenario	£6,184,111	£10,916,949	£10,951,787	£11,300,569	£12,375,745	£12,538,644
50% Affordable Student Accommodation Scenario	£8,389,676	£13,178,637	£13,721,636	£14,460,693	£16,568,520	£16,726,055

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario	£10,106,361	£8,081,143	£5,546,305	£4,797,534	£3,727,809	£3,967,407
10% Affordable Student Accommodation Scenario	£6,912,958	£2,636,835	£2,401,897	£1,653,225	£583,561	£423,069
20% Affordable Student Accommodation Scenario	£3,717,650	£497,422	£1,451,117	£1,447,085	£2,667,158	£3,721,474
30% Affordable Student Accommodation Scenario	£322,152	£3,351,781	£3,886,019	£4,635,391	£5,705,096	£5,865,518
35% Affordable Student Accommodation Scenario	£1,097,549	£4,923,535	£5,465,722	£5,207,545	£7,277,238	£7,437,671
40% Affordable Student Accommodation Scenario	£2,673,251	£6,456,068	£7,030,527	£7,776,698	£8,655,685	£9,017,784
50% Affordable Student Accommodation Scenario	£5,866,665	£9,657,677	£10,200,076	£10,961,173	£13,647,170	£13,210,956

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario	£14,043,351	£10,343,133	£9,768,295	£8,989,584	£7,869,848	£7,729,397
10% Affordable Student Accommodation Scenario	£11,074,848	£7,088,825	£6,563,987	£5,815,215	£4,745,541	£4,585,089
20% Affordable Student Accommodation Scenario	£7,879,545	£3,554,517	£3,416,678	£2,670,607	£1,601,232	£1,440,761
30% Affordable Student Accommodation Scenario	£4,684,142	£10,209,209	£12,731,371	£14,740,401	£16,441,016	£17,001,424
35% Affordable Student Accommodation Scenario	£3,086,441	£7,881,995	£11,296,782	£12,645,555	£13,115,236	£13,275,681
40% Affordable Student Accommodation Scenario	£1,468,739	£2,334,099	£2,868,937	£3,617,769	£4,082,898	£4,335,794
50% Affordable Student Accommodation Scenario	£1,468,739	£4,465,467	£5,620,866	£6,746,163	£7,864,180	£8,406,078

LB Camden
Local Plan Viability Testing 2025

C7 - 200 Bed Student Accommodation and 35% of floorspace conventional Affordable Housing		Value Area	Rest of Camden, Highgate and Hampstead (CIL Zones B & C)			
No Conventional Units	44	Sales value inflation	Base			
Site Area	0.21 Ha	Build cost inflation	Base			
Residual land values:		Tenure	LAR - CIR			
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario & 35% Conventional AH	£11,092,835	£7,725,972	£7,687,678	£5,988,316	£4,480,655	£4,224,207
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£7,867,432	£4,564,604	£3,302,770	£2,854,008	£1,336,347	£1,079,869
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£4,702,029	£1,441,296	£778,462	£294,730	£-1,835,547	£-2,095,909
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,508,638	£-1,728,997	£-2,401,345	£-3,487,015	£-5,027,831	£-5,288,193
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£-692,466	£-3,325,139	£-3,988,087	£-5,085,157	£-6,623,974	£-6,884,335
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£-1,714,545	£-4,921,282	£-5,594,229	£-6,679,299	£-8,220,116	£-8,480,478
50% Affordable Student Accommodation Scenario & 35% Conventional AH	£-4,568,705	£-8,113,586	£-8,786,514	£-9,871,584	£-11,415,452	£-11,675,782
Residual Land values compared to benchmark land values		£97,649,000				
Higher Value Secondary Offices						
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario & 35% Conventional AH	£17,818,855	£15,785,918	£15,538,272	£11,859,585	£8,599,885	£8,343,965
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£12,068,058	£10,503,686	£10,246,169	£7,782,352	£4,718,983	£4,463,961
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£10,304,301	£10,084,994	£10,727,828	£10,801,020	£12,241,637	£12,602,199
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£10,160,404	£12,255,237	£12,004,423	£10,803,306	£15,034,711	£15,749,689
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£10,588,758	£13,631,428	£14,504,377	£15,980,447	£17,130,264	£17,300,625
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£12,220,635	£16,427,123	£18,191,576	£22,185,486	£24,776,693	£24,988,788
50% Affordable Student Accommodation Scenario & 35% Conventional AH	£18,484,686	£24,613,686	£29,286,084	£35,377,674	£41,016,686	£41,170,686
Residual Land values compared to benchmark land values		£97,186,000				
Medium Value Secondary Offices						
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario & 35% Conventional AH	£15,915,292	£14,978,142	£14,951,892	£8,518,774	£7,428,485	£7,174,951
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£4,111,629	£7,423,456	£9,986,250	£9,185,052	£19,672,713	£19,929,161
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£7,307,001	£10,707,784	£12,004,194	£10,303,786	£13,844,603	£14,104,958
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£10,502,434	£13,728,027	£14,411,035	£15,498,075	£17,038,891	£17,297,253
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£12,101,526	£15,341,188	£16,097,147	£17,662,147	£19,633,084	£19,892,446
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£13,723,005	£16,935,342	£17,603,283	£19,868,259	£22,225,175	£22,484,538
50% Affordable Student Accommodation Scenario & 35% Conventional AH	£16,967,795	£20,122,626	£20,785,674	£24,880,644	£27,821,462	£27,981,922
Residual Land values compared to benchmark land values		£40,420,000				
Lower Value Secondary Offices / Community Space						
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario & 35% Conventional AH	£2,604,635	£759,288	£1,421,122	£2,489,884	£4,907,545	£4,263,931
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£980,788	£1,607,784	£2,435,425	£2,418,182	£4,151,603	£4,166,948
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£3,786,171	£7,066,904	£7,709,738	£9,782,939	£15,321,747	£15,684,109
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£9,861,574	£16,210,187	£16,696,145	£11,958,215	£18,181,031	£18,716,393
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£14,640,669	£11,613,136	£12,448,267	£13,471,367	£16,114,174	£16,972,036
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£10,292,740	£12,489,482	£14,982,429	£15,187,489	£18,708,210	£19,369,678
50% Affordable Student Accommodation Scenario & 35% Conventional AH	£13,446,605	£16,861,786	£17,312,114	£18,368,784	£21,800,682	£22,163,862
Residual Land values compared to benchmark land values		£20,601,000				
Secondary Industrial/Storage/Distribution						
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4
100% Private Student Accommodation Scenario & 35% Conventional AH	£8,788,635	£3,681,705	£3,643,688	£3,618,688	£4,432,435	£4,266,485
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£3,571,222	£750,394	£404,445	£1,472,202	£2,886,893	£3,246,311
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£375,819	£2,884,914	£3,507,749	£4,626,940	£8,181,757	£8,422,115
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£2,819,884	£6,055,207	£6,706,125	£7,613,225	£9,354,041	£9,614,403
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£4,418,676	£7,691,349	£8,324,297	£9,498,387	£10,950,184	£11,210,546
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£6,065,365	£9,356,490	£9,990,430	£11,568,628	£12,546,238	£12,806,600
50% Affordable Student Accommodation Scenario & 35% Conventional AH	£9,284,915	£12,455,759	£13,112,724	£14,167,758	£15,758,612	£15,989,672

LB Camden
Local Plan Viability Testing 2025

CT - Student Accommodation and 50% of Floorspace Conventional Affordable Housing		Value Area		Rest of Camden, Highgate and Hampstead (CIL Zones B & C)	
No Conventional Units	63	Sales value inflation	Base		
Site Area	0.21 Ha	Build cost inflation	Base		
Residual land values:		Tenure	LAR - CIR		
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3
100% Private Student Accommodation Scenario & 50% Conventional AH	£7,852,587	£4,047,565	£3,329,481	£2,122,521	£113,510
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£4,697,184	£3,003,257	£186,153	£1,037,378	£2,774,586
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£1,481,781	£2,275,245	£3,004,307	£4,229,662	£5,966,880
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£1,780,074	£5,467,530	£8,198,581	£7,421,847	£9,159,105
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£3,382,153	£7,063,672	£7,792,733	£9,016,089	£10,795,307
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£5,004,233	£9,059,814	£9,388,876	£10,614,231	£12,351,449
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£9,248,392	£11,855,098	£12,581,180	£13,543,734	£15,586,181
Residual Land values compared to benchmark land values Higher Value Secondary Offices					
£97,649,000					
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3
100% Private Student Accommodation Scenario & 50% Conventional AH	£12,653,106	£16,898,735	£21,178,437	£21,563,788	£26,896,898
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£19,044,509	£22,791,236	£23,510,987	£24,738,952	£29,473,170
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£22,266,364	£25,014,630	£25,106,101	£27,064,431	£30,447,636
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£23,888,443	£27,589,925	£26,289,053	£29,524,379	£31,261,597
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£25,510,523	£29,186,106	£28,685,785	£31,120,521	£32,892,730
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£28,124,662	£31,407,488	£31,407,488	£34,124,486	£36,660,048
Residual Land values compared to benchmark land values Medium Value Secondary Offices					
£57,186,000					
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3
100% Private Student Accommodation Scenario & 50% Conventional AH	£8,189,432	£11,415,457	£18,015,595	£5,699,632	£11,527,628
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£7,351,876	£11,108,803	£11,863,307	£13,086,438	£14,783,696
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£10,547,279	£14,347,279	£15,013,407	£16,234,722	£17,525,940
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£13,769,134	£17,478,599	£16,255,851	£19,431,007	£21,189,225
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£15,381,213	£19,072,732	£16,801,793	£21,027,164	£22,785,597
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£17,013,658	£20,666,870	£18,397,638	£22,623,001	£24,380,009
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£20,257,492	£24,861,159	£24,599,239	£26,815,576	£27,559,794
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space					
£40,420,000					
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3
100% Private Student Accommodation Scenario & 50% Conventional AH	£395,013	£4,444,635	£5,198,779	£9,389,679	£9,079,769
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£1,010,016	£2,346,067	£3,601,017	£3,545,064	£1,245,295
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£7,029,419	£10,763,445	£11,492,507	£12,717,662	£14,455,090
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£10,248,274	£13,984,730	£14,664,781	£16,010,147	£17,647,366
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£11,810,363	£15,511,877	£16,280,303	£17,644,607	£19,281,832
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£13,492,433	£17,189,014	£17,877,078	£19,102,431	£20,839,649
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£16,246,562	£20,364,308	£21,086,496	£24,050,134	£24,344,381
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution					
£20,601,000					
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3
100% Private Student Accommodation Scenario & 50% Conventional AH	£1,588,317	£1,949,685	£2,088,317	£2,146,746	£2,146,746
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£320,974	£3,422,963	£4,141,057	£5,363,588	£7,000,806
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£2,884,426	£16,601,425	£7,330,517	£8,555,872	£10,253,098
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£5,866,804	£29,725,746	£10,552,801	£11,768,127	£14,485,976
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£7,798,383	£41,389,882	£12,118,943	£13,344,229	£16,081,517
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£9,303,445	£51,996,024	£13,650,681	£14,900,617	£17,667,680
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£12,574,602	£16,175,908	£16,507,076	£16,132,725	£19,895,844