

Camden Local Plan Proposed Submission Draft 2025

Topic Paper

Meeting the accommodation needs of Gypsies and Travellers and Travelling Showpeople

October 2025

1 Introduction

- 1.1 The Camden Local Plan Proposed Submission Draft was published for consultation and engagement from the start of May to the end of June 2025. Following this, the Plan was then submitted to the Planning Inspectorate for examination in public at the start of October 2025.
- 1.2 This topic paper supports Policy H11 Accommodation for Travellers in the Camden Local Plan Proposed Submission Draft 2025. The purpose of this topic paper is to provide additional information to the Planning Inspector to evidence and justify the Council's proposed approach in relation to meeting the accommodation needs of Gypsies and Travellers in Camden.

2 Background

- 2.1 Camden has an established community of Irish Gypsy and Traveller households, of which a small proportion live on two designated Council owned sites, while the remainder live in conventional housing. No transit pitches are located in the borough.
- 2.2 The 2011 Census identified 167 Camden residents with the ethnicity of Gypsy / Traveller / Irish Traveller. The 2021 Census identified a total of 128. The 2021 Census also included a new Roma category, with 978 of Camden's residents identifying as White – Roma.
- 2.3 The two existing Council owned sites are small (approximately 188 and 444 square metres). One site is located in Kentish Town on Castlehaven Road, directly adjacent to a terraced property, and the other site is on Carol Street in Camden Town, located next to terraced houses and a small park.
- 2.4 There is also a private site for travelling showpeople at the Vale of Health in Hampstead Heath, which has been in use since at least the 1950s. Known as the North Fairground site, the yard also hosted a fair on bank holidays until the early 2000s.
- 2.5 The North Fairground site was owned and operated by a family of travelling showpeople until late 2020, when it was sold to an individual with no connection to fairs or showpeople. The number of showpeople living on the site has diminished in recent years, while the number of occupants in unrelated occupations has increased.

3 Policy Context

National

Equality Act 2010

- 3.1 The Equality Act does not define race. However, case law has established that Romany Gypsies, Irish Travellers and Scottish Travellers are ethnic groups and therefore protected against race discrimination by the Equality Act 2010. The Council is therefore bound to apply the public sector equality duty to these groups.

National Planning Policy Framework (NPPF) 2024

- 3.2 Paragraph 4 of the NPPF states that the Framework should be read in conjunction with the Government's Planning Policy for Traveller Sites (see below).
- 3.3 Paragraphs 61 - 63 of the NPPF set out how strategic policies should plan for a sufficient amount and variety of land to come forward where needed to address the needs of groups with specific requirements, including Travellers.
- 3.3 NPPF footnote 27 then refers to the Planning Policy for Traveller Sites, which sets out how Travellers' housing needs should be assessed for those covered by the definition in Annex 1 of that document (see below).

Planning Policy for Travellers Sites (PPTS) 2024

- 3.4 The 2024 PPTS sets out government's overarching aim to ensure fair and equal treatment for Travellers, in a way that facilitates the traditional and nomadic way of life of Travellers while respecting the interests of the settled community.
- 3.5 Annex 1 of the PPTS 2024 states that for the purposes of this planning policy:

"Gypsies and Travellers" means:

"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such."

"Travelling showpeople" means:

"Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more

localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.”

- 3.6 Policy A of the 2024 PPTS relates to the evidence needed from Travellers to plan positively and manage the development of accommodation. It states that:

“7. In assembling the evidence base necessary to support their planning approach, local planning authorities should:

- a) pay particular attention to early and effective community engagement with both settled and Traveller communities (including discussing Travellers’ accommodation needs with Travellers themselves, their representative bodies and local support groups);
- b) cooperate with Travellers, their representative bodies and local support groups; other local authorities and relevant interest groups to prepare and maintain an up to date understanding of the likely permanent and transit accommodation needs of their areas over the lifespan of their development plan, working collaboratively with neighbouring local planning authorities;
- c) use a robust evidence base to establish accommodation needs to inform the preparation of local plans and make planning decisions.”

- 3.7 Policy B of the 2024 PPTS relates to planning for Traveller sites and states that:

“8. Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the policies in the National Planning Policy Framework, including the presumption in favour of sustainable development and the application of specific policies in the Framework, and this planning policy for traveller sites.

9. Local planning authorities should set pitch targets for gypsies and travellers as defined in Annex 1 and plot targets for travelling showpeople as defined in Annex 1 which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.

10. Local planning authorities should, in producing their Local Plan:

- a) identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against their locally set targets
- b) identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15
- c) consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries)

- d) relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density
- e) protect local amenity and environment

11. Criteria should be set to guide land supply allocations where there is identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community.

12. In exceptional cases, where a local planning authority is burdened by a large-scale unauthorised site that has significantly increased their need, and their area is subject to strict and special planning constraints, then there is no assumption that the local planning authority is required to plan to meet their traveller site needs in full.

13. Local planning authorities should ensure that traveller sites are sustainable economically, socially and environmentally. Local planning authorities should, therefore, ensure that their policies:

- a) promote peaceful and integrated co-existence between the site and the local community
- b) promote, in collaboration with commissioners of health services, access to appropriate health services
- c) ensure that children can attend school on a regular basis
- d) provide a settled base that reduces both the need for long-distance travelling and possible environmental damage caused by unauthorised encampment
- e) provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development
- f) avoid placing undue pressure on local infrastructure and services
- g) do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans
- h) reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability"

3.8 Policy E on Traveller Sites in the Green Belt sets out that Traveller sites are inappropriate development on green belt, and thus also Metropolitan Open Land (MOL), which is afforded the same level of protection as Green Belt - see section on the London Plan below.

3.9 The PPTS also defines further relevant terms as follows: 'For the purposes of this planning policy, "pitch" means a pitch on a "Gypsy and Traveller" site and "plot" means a pitch on a "travelling showpeople" site (often called a "yard")'. This terminology differentiates between residential pitches for "Gypsies and

Travellers” and mixed-use pitches for “travelling showpeople”, which may/will need to incorporate space or to be split to allow for the storage of equipment.’

Regional

London Plan 2021

- 3.10 Policy H14 of the London Plan 2021 sets out the Mayor’s approach to the provision of Gypsy and Traveller accommodation. This states that:

“A Boroughs should plan to meet the identified need for permanent Gypsy and Traveller pitches and must include ten-year pitch targets in their Development Plan Documents.

B Boroughs that have not undertaken a needs assessment since 2008 should use the figure of need for Gypsy and Traveller accommodation provided in Table 4.4 as identified need for pitches until a needs assessment is undertaken as part of their Development Plan review process.

C Boroughs that have undertaken a needs assessment since 2008 should update this as part of their Development Plan review process.

D Boroughs should undertake an audit of existing local authority provided gypsy and traveller sites and pitches, working with residents occupying these, identifying:

- 1) areas of overcrowding
- 2) areas of potential extra capacity within existing sites
- 3) pitches in need of refurbishment and/or provision of enhanced infrastructure (including utilities, open space and landscaping).

E Boroughs should plan to address issues identified in the audits.

F Boroughs should actively plan to protect existing Gypsy and Traveller and travelling showpeople or circus people pitch or plot capacity, and this should be taken into account when considering new residential developments to ensure inclusive, balanced and cohesive communities are created.”

- 3.11 Table 4.4 of the London Plan shows the number of additional pitches for Gypsies and Travellers needed in each London borough during the period from 2007 to 2017, as identified in the London Borough Gypsy and Traveller Accommodation Needs Assessment published in March 2008. It identifies a need of 4 pitches in Camden over this period.
- 3.12 Paragraph 4.14.2 of the London Plan states that “the Mayor will initiate and lead a London-wide Gypsy and Traveller accommodation needs assessment, and will work to support boroughs in finding ways to make provision for Gypsy and Traveller accommodation. Until the findings of this new London-wide needs assessment are available for use in Development Plans boroughs should continue to plan to meet the need for permanent Gypsy and Traveller

pitches in accordance with the requirements of [Policy H14 Gypsy and Traveller accommodation](#), with a particular focus on Part B.”

- 3.13 The GLA have subsequently undertaken a London-wide Gypsy and Traveller Accommodation Needs Assessment to inform the review of the London Plan, and this is discussed further in section 5 below.

Mayor’s Housing Supplementary Planning Guidance (SPG) 2016

- 3.14 Paragraph 3.8.6 of the Mayor’s Housing SPG states: [The Mayor] “recognises that meeting the needs of Gypsies and Travellers including travelling showpeople is a strategic issue, but one that is more effectively addressed at the local level. This is because these needs are on a smaller scale relative to those of other groups with particular housing needs, and their impacts are essentially local, so they are most effectively addressed at the local level in light of local circumstances by the agencies best placed to do this – the boroughs.”
- 3.15 The SPG was prepared to support the previous London Plan (2015) but remains relevant for the implementation of the London Plan 2021

Local

Camden Local Plan 2017

- 3.16 Policy H11 of the Camden Local Plan 2017 sets out the Council’s approach to meeting the existing and future accommodation needs of Camden’s established Traveller community. The Policy states that:

“The Council will aim to secure a sufficient supply of pitches/ plots to meet the existing and future needs of Camden’s established traveller community.

We will protect existing lawful sites, plots and pitches for travellers. The redevelopment of such sites will not be permitted unless they are replaced by equivalent or improved sites, pitches and/or plots in suitable locations, or are demonstrably no longer needed.

We will identify deliverable sites to meet or exceed Camden’s projected need for seven additional pitches for the established traveller community by 2020/21 and seek to identify developable sites or broad locations to meet Camden’s projected need for a further nine additional pitches by 2030/31.

New sites, pitches and/or plots for travellers should:

- a) be accessible to public transport, services and facilities, and be capable of support by local social infrastructure;
- b) be capable of connection to energy, water and sewage infrastructure;
- c) provide safe access to and from the main road network;
- d) support the health and wellbeing of the occupiers;
- e) provide an appropriate layout and facilities;
- f) be attractive and of the highest design quality; and

g) protect local amenity and the environment.”

- 3.17 The Local Plan identifies a need for 16 additional Traveller pitches to 2031, based on an assessment of need completed in 2014 (see section 5 below). It does not however allocate any sites to meet this need (or for any other purpose). The Inspector examining the Plan found that, subject to main modifications, the approach was sound, noting that the forthcoming review of the Council's Site Allocation document would provide an opportunity to identify further Traveller sites, and demonstrate that pitch targets and a five year supply of pitches can be met.
- 3.18 Furthermore, the Inspector also took out the requirement from the Plan for general residential schemes of 0.5 ha or more to provide an element of Traveller accommodation, as it was considered that there was no evidence that the development industry would be willing to engage with this and it could impact on overall housing delivery.

4 Local Plan approach

- 4.1 The Camden Local Plan Proposed Submission Draft includes a policy on accommodation for Travellers and makes two site allocations to deliver additional Traveller pitches.
- 4.2 Policy H11 Accommodation for Travellers states –
- A. The Council will aim to secure a sufficient supply of pitches / plots to meet the accommodation needs of Camden's established Traveller community over the Plan period to 2041.
 - B. We will protect existing lawful sites, plots and pitches for Travellers and travelling showpeople. The redevelopment of such sites will not be permitted unless they are replaced by equivalent or improved sites, pitches and/or plots in suitable locations, or are demonstrably no longer needed.
 - C. To help meet the accommodation needs of Camden's established Traveller community the following sites have been allocated in the Local Plan to deliver permanent Traveller pitches:
 - 1. S20 - York Way Depot and adjacent land at Freight Lane; and
 - 2. C27 - Land adjacent to Constable House, Adelaide Rd.
 - D. The Council will require new sites, pitches and/or plots for Travellers to:
 - 1. be accessible to public transport, services and facilities, and be capable of support by local social infrastructure;
 - 2. be capable of connection to energy, water and sewage infrastructure;
 - 3. provide safe access to and from the main road network;
 - 4. support the health and well-being of occupiers;
 - 5. provide an appropriate layout and facilities;
 - 6. provide a good level of residential amenity;
 - 7. be attractive and of the highest design quality; and

8. protect local amenity and the environment.

- 4.3 At present the Local Plan Proposed Submission Draft does not include a ten year pitch target as we are relying on the findings of the Londonwide Gypsy and Traveller Accommodation Needs Assessment to establish our identified need for Gypsy and Traveller pitches in Camden and at the time of the publication of the Submission Draft Plan, this work had been delayed and was still yet to be finalised.
- 4.4 As this work is now complete (but as yet not published), we have proposed a modification to update Policy H11 Accommodation for Travellers to include a ten year pitch target of 13 additional pitches by 2035/36 (recognising that the need over the Plan period to 2041 will however be higher – see Appendix 1).
- 4.5 Provision is made to help meet the accommodation needs of Gypsies and Travellers through Site Allocation Policy S20 York Way Depot and adjacent land at Freight Lane and Site Allocation Policy C27 land adjacent to Constable House.
- 4.6 It is envisaged that the land adjacent to Constable House could accommodate two Gypsy and Traveller pitches and that the land at Freight Lane could accommodate up to four Gypsy and Traveller pitches. These pitch estimates are based on initial design work undertaken by the Council (see Appendix 2). In taking these sites forward, further design and feasibility work will be required. A further pitch has also recently been provided on the existing Traveller site at Carol St in Camden, which also counts towards meeting the identified need.
- 4.7 This means there would be a shortfall of 6 pitches against our ten year pitch target of 13 pitches to 2035/36. Given this, we propose a modification to Policy H11 Accommodation for Travellers more explicitly to support the delivery of windfall sites (unallocated sites) to help meet identified need.
- 4.8 In addition to this, we also propose a modification to Policy H11 Accommodation for Travellers to refer to the total number of pitches we expect to be delivered on the allocated sites. These modifications will be set out in the Schedule of Main Modifications we will provide to the Inspector as part of the examination of the Plan.
- 4.9 Further information on the approach the Council has taken to assessing need and identifying sites is set out in the section below.

5 Assessing Need

- 5.1 The Camden Gypsy and Traveller and Travelling Showpeople Accommodation Assessment 2014 (the Accommodation Assessment) identifies a need for 16 additional pitches for Camden's established Traveller community by 2031.

- 5.2 The Accommodation Assessment also considered the need for transit sites (sites for Travellers who are visiting or passing through an area) and the needs of travelling showpeople. It concluded that there was no evidence of major travelling routes through Camden that would generate any need for a transit site. The Assessment also found that two of the existing plots for travelling showpeople are unoccupied and there was no evident need for additional plots.
- 5.3 The GLA initiated a review of London Wide Gypsy and Traveller accommodation needs following the adoption of the London Plan 2021. Given that this study is now complete (but as yet not published), it is considered to supersede the 2014 Accommodation Assessment work, and provide the most up-to-date assessment of need for Gypsy and Traveller pitches and travelling showpeople plots.
- 5.4 The London-wide Gypsy and Traveller Accommodation Needs Assessment work has identified a need in Camden of 11 additional Gypsy and Traveller pitches by 2031/32. This includes a predicted cultural need for 9 additional pitches over the period 2022/23 to 2026/27. This need predominantly arises from those living in bricks and mortar, but also includes one newly forming household. A further 2 additional pitches are then provisionally identified as being required over the period from 2026/27 to 2031/32. No future need is identified for travelling showpeople plots.
- 5.5 The overall need for Gypsy and Traveller accommodation for the period covered by the new Local Plan (from 2026 to 2041) will, however, be higher, and is assessed to be 19 pitches (including the 4 existing pitches in Camden). Appendix 1 sets out how this need requirement has been calculated.

6 Identifying Sites

- 6.1 To inform the preparation of the draft Local Plan a call for Gypsy and Traveller sites was held in Winter 2022/23. Previous calls for sites were also undertaken as part of the consultation on the draft Site Allocations Local Plan in 2020 and 2021/22. However, no sites were submitted to the Council for consideration in response to any of the calls for sites.

Gypsy and Traveller Site Identification Study (GTSIS)

- 6.2 In 2023 the Council commissioned Aecom to undertake a Gypsy and Traveller Site Identification Study. The purpose of this work was to identify a shortlist of Council-owned sites which could potentially be allocated in the new Local Plan to meet the accommodation needs of Gypsies and Travellers.
- 6.3 The study focussed on Council-owned sites, as it is considered improbable that sites in private ownership would deliver accommodation for Gypsy and Travellers, as found by the Inspector who examined the current Local Plan, who concluded that *“There is also no firm evidence that the development*

industry would be willing to engage in the process via windfall sites, and in this context there could be associated risks to overall housing delivery.” This is due to the fact Traveller pitches have a low value relative to other land uses in Camden, meaning that if a site is identified for use as Traveller accommodation, its value would be significantly reduced, rendering the development of sites in private ownership unviable.

- 6.4 The provision of Gypsy and Traveller pitches was tested as part of the viability work carried out by BNP Paribas to support the Local Plan, which looked at the impact on viability of providing both a single pitch and four pitches against a number of typologies and as part of the strategic site allocations. The results of this work are set out in Appendix 6.
- 6.5 As part of the Gypsy and Traveller Site Identification Study, Aecom undertook a high level sifting exercise using GIS, assessing 2,821 Council freehold sites and 243 leasehold sites, based on agreed policy criteria and available mapped constraints.
- 6.6 The sifting stage involved three sub-stages, sifting sites based on their availability, suitability, and achievability for Gypsy and Traveller accommodation, to produce a shortlist of sites for further assessment and consideration by the Council. As part of this sifting exercise sites were ruled out for the following reasons:
 - Site unavailable as not in Council ownership
 - Site size – sites under 150 sqm were excluded
 - Site covered by a primary constraint, including:
 - Allotments, open space, Local Plan habitat corridor, Local Green Space, Local Nature Reserve, SINCS, SSSI, Priority Habitat Inventory and Playgrounds;
 - Article 4 Directions on land use;
 - Council owned homes and residential garden land;
 - HS2 Phase 1 Safeguarding, Rail and Roads;
 - Listed buildings, Local List, Registered Parks and Gardens and Scheduled Monuments;
 - Aggregates safeguarding area;
 - Overlooking (sites located at less than 18m distance from a building of more than 12m / 4 storeys in height were excluded where a fence cannot be expected to mitigate issues of overlooking); and
 - Schools.
 - Site achievability, including access (not feasible to create a connection to the public highway); proximity to other uses which are likely to be incompatible with development of Traveller sites; loss of amenity or community value (for example, sites in use as allotments, nurseries, or playgrounds); land with recent planning permissions, allocations, regeneration or estate renewal schemes that have commenced / completed.

- 6.7 Further information on the approach to site sifting is set out in the [Gypsy and Traveller Site Identification Study](#) and a list of sites considered and their reason for exclusion is set out in the [Gypsy and Traveller Site Identification Study Appendices](#) (this is an excel spreadsheet that can be downloaded from our website – it is the last bullet point under the ‘housing’ heading).
- 6.8 The Study identified a shortlist of 18 sites that were considered to be potentially suitable, available and achievable, subject to further assessment by the Council (with some sites containing more than one parcel of land).
- 6.9 The reasons why these sites were shortlisted as part of the Study are set out in Appendix 3. (This information has been extracted from Appendix 1 of the Gypsy and Traveller Site Identification Study for ease of reference).

Consultation on the GTSIS

- 6.10 To inform the Council's further assessment of the shortlisted sites, the Gypsy and Traveller Site Identification Study was published for comment on the Council's website from the 17 December 2024 to the 29 January 2025. As part of this engagement officers wrote to the occupiers of the two existing Gypsy and Traveller sites in Camden to seek their views. Officers also met with the organisation London Gypsies and Travellers, who offered to liaise with the Gypsy and Traveller community in Camden on the Council's behalf. 17 comments were received as part of the consultation. Of these:
- 10 were objecting to, and 1 was supporting, the Frideswide Place site
 - 3 were generally supporting the principle of providing Gypsy and Traveller accommodation in Camden
 - 2 comments were received from London Gypsies and Travellers, one in their own capacity and one on behalf of the Gypsy and Traveller community in Camden
 - 1 comment was received from Historic England.
- 6.11 A summary of the main issues raised through the consultation is set out below:
- Objections were raised in relation to the Frideswide Place site with regards to:
 - its proximity to Kentish Town School;
 - potential impact on parking;
 - potential impact on the high street;
 - limited access to the site given its position on a Healthy School Street;
 - the fact the site isn't served by adequate infrastructure; and
 - inadequate consultation with residents.
 - There was a general recognition for the need to allocate sites in the borough to help meet the accommodation needs of Gypsies and Travellers and concern over the purported overcrowding that exists on existing Gypsy and Traveller sites in Camden.
 - Historic England stated that they considered the methodology and process followed to be appropriate in historic environment terms, and had no specific comments on the shortlisted sites. They did however mention that

a number of the sites are either within or adjacent to conservation areas and one site falls within an Archaeological Priority Area. Given this they recommended that these issues should be considered when and if sites are taken forward.

- London Gypsies and Travellers raised concerns that no consultation had been undertaken with Gypsy and Traveller residents as part of the preparation of the Study and that the consultation on the Study was inaccessible. They also stated consideration should have been given to how to improve the existing Gypsy and Traveller pitches.
- London Gypsies and Travellers also raised concerns about some of the site sifting criteria (in particular local designations, overlooking and proximity to schools) used in the Study and urged greater flexibility. Furthermore, they recommended that the Council update their Accommodation Needs Assessment work and set out a timeframe for the delivery of additional pitches to meet the identified need.
- London Gypsies and Travellers also spoke to three Travellers living in Camden as part of the consultation, who made the following comments:
 - General support for all the shortlisted sites
 - As a minimum two pitches should be provided per site, with 4 – 5 pitches being ideal;
 - They are used to the noise of Camden, including from trains, but it is better if there are sound barriers;
 - If air quality in particular a location where a site is being proposed is worse than elsewhere in Camden then mitigation should be provided;
 - It is okay for sites to be located on a B road. Access gates should be wider than 4 metres;
 - Not too concerned about overlooking, as long as screening is provided;
 - Community is a priority for Travellers who like to keep travelling families together. They want to be comfortable in their neighbourhood, and be respected as they respect other cultures;
 - When taking these sites forward Camden needs to have a pitch allocation policy; and
 - They would like to be consulted on site management and site design.

6.11 The comments received as part of the consultation were taken into consideration as part of the further assessment of the sites.

Consideration of availability

6.12 In addition to consulting on the Study, officers also held discussions internally with colleagues in other Council services to check the availability of the 18 sites identified. As part of these discussions, it was concluded that the following sites were unavailable as they had either been sold, or were in the process of being sold, as part of the Council's Small Sites programme, meaning they are no longer in the Council's control and are therefore unavailable to take forward to provide Gypsy and Traveller accommodation -

- Land between 23 and 25 Ravenshaw Street;

- Garages at Spencer Rise
- Sanderson Close parking
- Former depot off Arlington Road

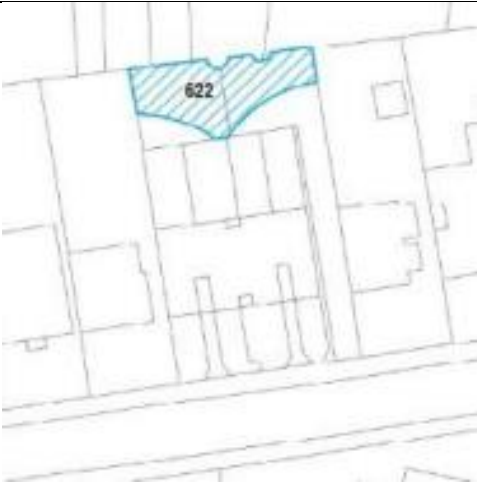
- 6.13 The Council's New Homes for Small Sites Programme seeks to use underutilised estate land to maximise the delivery of genuinely affordable homes by taking forward a linked package of delivery sites and sites for sale. The funds generated by sales are then directly reinvested into local estate improvements and the provision of new, affordable homes on the other sites.
- 6.14 Athlone Street garages and West Kentish Town Estate (3 parcels) were also discounted as being unavailable, as both sites form part of the Council's West Kentish Town regeneration scheme, which is currently subject to a planning application to take the sites forward for residential-led redevelopment (2025/2667/P).
- 6.15 Further to this, Camley Street Industrial Estate (2 parcels) was also considered to be unavailable, as the Council has appointed a development partner to take forward the development of the northern part of the site; and the southern part of the site is currently leased by the Council to tenants on long leases, and the Council is aware that they have plans to take forward the re-development of the site.
- 6.16 If Gypsy and Traveller accommodation was provided as part of the redevelopment of the West Kentish Town and Camley Street sites, it is likely to have a significant impact on the financial viability of the schemes (as demonstrated by the Gypsy and Traveller Viability testing undertaken by BNP Paribas set out in Appendix 6) and on the amount of housing and affordable housing delivered.
- 6.17 The [Camden Local Housing Needs Assessment 2025](#) sets out the overall dwelling need for affordable, market and student housing in Camden. This identifies that there is a total need for 8,289 affordable homes, 2,061 market homes and 1,200 student homes over the plan period to 2041. Furthermore, the Council currently has over 7,600 households on its housing register, looking for a new, affordable home. Given the scale of this need, and the limited land available in Camden to meet it, it is therefore considered justified to prioritise the delivery of housing and affordable housing as part of the redevelopment of the West Kentish Town and Camley Street sites. Furthermore, the inclusion of a low density Gypsy and Traveller site as part of these developments would reduce the land available to deliver a higher density housing development and therefore significantly reduce the contribution these sites would make to meeting the identified need for market and affordable housing.
- 6.18 The remaining shortlisted sites were subsequently taken forward to assess their suitability for the provision of Gypsy and Traveller accommodation.

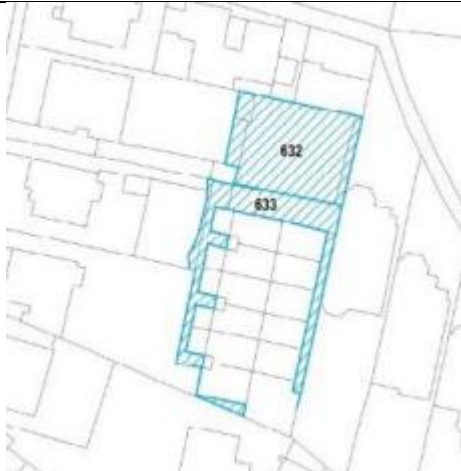
Consideration of suitability

- 6.19 As part of the suitability assessment of the sites, officers visited the remaining sites to assess their suitability for the provision of Gypsy and Traveller accommodation. Factors considered as part of this assessment included:
- existing use
 - site size / shape / layout
 - topography
 - physical constraints
 - access
 - impact on amenity / overlooking
 - flood risk
 - potential connection to infrastructure
 - access to nearby facilities/ services
 - potential to re-provide existing uses elsewhere.
- 6.20 In addition to this, given that the majority of the remaining sites identified are either within, or adjacent to, a Council owned housing estate¹ we consulted the Council's Housing Team to identify potential considerations in relation to the use of these sites for Gypsy and Traveller accommodation.
- 6.21 The findings of this detailed suitability assessment are set out in Appendix 4 of this Topic Paper. A summary of the overall conclusion for each site is set out in Table 1 below. Table 1 also includes a site location plan for each site considered. More detailed maps can however be found in Appendix F of the [Gypsy and Traveller Site Identification Study](#).

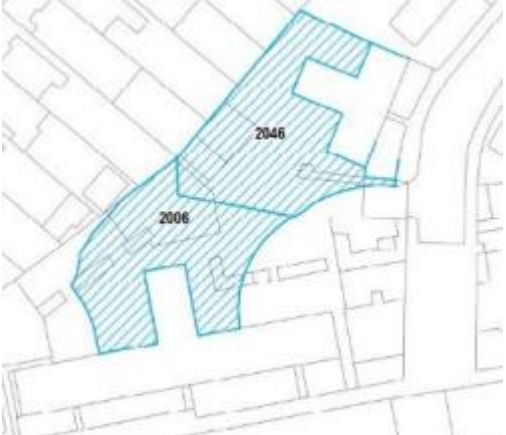
¹ With the exception of Land at 177 Finchley Road; Land off Freight Lane; and Land at Frideswide Place which are commercial sites.

Table 1 - Summary of Site Suitability Assessment Work

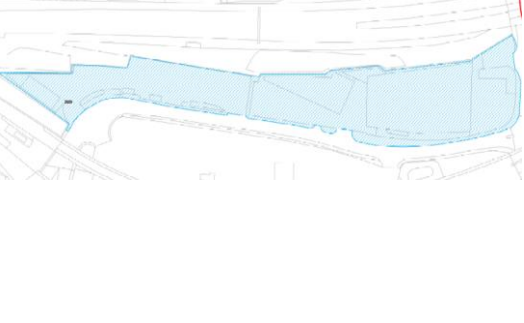
Site Name	Site Location Plan	Suitability Considerations
Land rear of 6-8 Acol Road		This is a small site situated to the rear of a Council-owned housing block. The current use of the site is surface car parking and amenity space for residents. Access to the site is via a road adjacent to the housing block. It is considered that the width of the access road is too narrow to accommodate a caravan / mobile home. Given the proximity of the site to the residential block, there is considered to be potential for overlooking from the properties on Acol Rd, however this could be mitigated by screening. The site is well used by residents for its existing purpose (i.e. car parking and amenity space), and it is not considered feasible for that purpose to be served by existing facilities in the local area or re-provided elsewhere, if not replaced. Given this, it is considered that the loss of the existing parking and amenity space on the site would have a detrimental impact on the existing residents. It is therefore considered that this site is not suitable for the provision of Gypsy and Traveller accommodation.

Site Name	Site Location Plan	Suitability Considerations
Land at St Mary's Mews (rear of 267 Goldhurst Terrace) and Land at St Mary's Mews (adjacent to 1 St Mary's Mews)		Site is located to the rear of St Mary's Mews, a Council-owned housing block, but also backs onto private houses. The current use of the site is surface car parking and garages. The parking could potentially be re-provided on-street. Access to the site is from Priory Road. It is considered that the width of the access road is too narrow to accommodate a caravan / mobile home. Furthermore, due to the proximity of the adjacent houses and the location of their windows, there is of overlooking from adjacent properties on Goldhurst Terrace which it would be difficult to mitigate with screening. It is therefore considered that the site is not suitable for the provision of Gypsy and Traveller accommodation.
Land at Sydney Boyd Court		Site encompasses the land at Sidney Boyd Court, a Council owned housing estate. The current use of site comprises amenity open space, a food growing area, playgrounds, a MUGA, parking and garages. The estate is densely populated, and the site is gated. Potential for overlooking varies across the site. The area of car parking to the rear of the site is more self-contained and any overlooking could be mitigated through screening. However, this area has recently been repurposed by the Tenants Residents Association for food growing, with support from the Council. The site is well used by residents for its existing purpose (i.e. car parking, amenity space, food growing space and play areas), and it is not considered feasible for that purpose to be served by existing facilities in the local area or re-provided elsewhere, if not replaced.

Site Name	Site Location Plan	Suitability Considerations
		Given this, it is considered that the loss of the existing parking, amenity space, food growing space and play areas on the site would have a detrimental impact on the existing residents. It is therefore considered that this site is not suitable for the provision of Gypsy and Traveller accommodation.
Land adjacent to Constable House	 The site location plan shows a blue hatched area labeled '1016' situated between a road and a building labeled 'Constable House'. The area is irregularly shaped and is surrounded by other residential plots and roads.	Site is located adjacent to Constable House, a Council owned housing estate. The site comprises a self-contained area of hardstanding, with green space to the front. The enclosed area of hardstanding is empty, locked, and currently not in use. Given this, it is considered that this area of the site has potential to be re-purposed. The area of hardstanding sits at a lower level to the rest of the site and is well screened due to existing trees and vegetation, and there is potential for the trees / vegetation and level of screening to be enhanced. Given this, it is considered that any potential for overlooking can be mitigated. Whilst there is currently no access to the site other than steps, it is considered that a dedicated access could be created from Eton College Road. Whilst some environmental constraints exist on this site, it is considered that these could be mitigated through site design and layout. Therefore, the site is considered to be suitable for allocation.

Site Name	Site Location Plan	Suitability Considerations
Land south of 60 Bassett Street		Site is part of the Council housing block at 6 - 60 Bassett Street and provides amenity space for the residents. The site was formerly used as a community garden, but the Council decided it should be solely for the use of the residents of 6-60 Bassett St and the use as a community garden ceased. The management of this space now falls to the residents of the housing block. There is no existing access to this site, although it would be feasible for one to be created from Bassett Street. The site is well used by residents for its existing purpose (i.e. amenity space), and it is not considered feasible for that purpose to be served by an existing facility in the local area or re-provided elsewhere, if not replaced. Given this, it is considered that the loss of the existing amenity space on the site would have a detrimental impact on the existing residents. It is therefore considered that the site is not suitable for the provision of Gypsy and Traveller accommodation.
Parking to the rear of Agar Grove (Parcel 1 and 2)		The site is within a gated housing estate. The current use of the site is surface car parking and amenity space for residents. Access to the site is via St Paul's Crescent. Given the proximity of the adjacent houses it is considered there is limited potential to mitigate overlooking through screening. The site is well used by residents for its existing purpose (i.e. car parking and amenity space), and it is not considered feasible for that purpose to be served by existing facilities in the local area or re-provided elsewhere, if not replaced.

Site Name	Site Location Plan	Suitability Considerations
		Given this, it is considered that the loss of the existing parking and amenity space on the site would have a detrimental impact on the existing residents. It is therefore considered that the site is not suitable for the provision of Gypsy and Traveller accommodation.
Land at 177 Finchley Road		The current use of site is parking and servicing for a private gym on Finchley Rd. Access to the site is via Fairfax Road. Access to the site is highly constrained, and the width of the access road is too narrow to accommodate a caravan / mobile home. There is potential for overlooking, although this could be partially mitigated through the use of screening. The site provides parking and servicing for a private gym on Finchley Road and it would be difficult to re-provide this elsewhere without impacting on the viability of the gym's business operation. Therefore, it is considered that the site is not suitable for the provision of Gypsy and Traveller accommodation.

Site Name	Site Location Plan	Suitability Considerations
Land at Frideswide Place	 A site location plan showing a small, irregularly shaped plot of land highlighted in blue. The plot is situated between several buildings and a road. The number '2771' is visible on the plot.	Current use of site is as a car parking area to the rear of commercial and residential mixed use buildings on Kentish Town Road. It is a constrained site, with access from Frideswide Place. Given the proximity of adjacent buildings (commercial with residential above) it is considered there is very limited potential to mitigate overlooking through screening. Site provides parking and servicing for the commercial units on Kentish Town Road which would be difficult to reprovide elsewhere without impacting on the viability of the businesses. Therefore, it is considered that the site is not suitable for the provision of Gypsy and Traveller accommodation.
Land off Freight Lane	 A site location plan showing a large, irregularly shaped plot of land highlighted in blue. The plot is situated off a road, with various buildings and structures visible in the background.	Site is occupied by a Metroline bus washing facility, a Council depot and MOT testing centre. The Council's Accessible Travel Solutions service also have an office and associated parking on the site. It is considered that there is potential to reconfigure the site and reprovide the existing uses as part of a wider redevelopment scheme. It is considered that measures can be provided to mitigate constraints as part of the development. Therefore, the site is considered to be suitable for allocation.

- 6.21 As set out in Table 1, on the basis of this further assessment work and the comments made through the consultation and by other Council services, it was considered that the land adjacent to Constable House and the land at Freight Lane were suitable for allocation to help meet the accommodation needs of Gypsies and Travellers.
- 6.22 These sites were therefore allocated in the Camden Local Plan Proposed Submission Draft to help meet the accommodation needs of Gypsies and Travellers in Camden. It is envisaged that provision at Freight Lane would be taken forward as part of the wider redevelopment of the site.
- 6.23 The other sites set out in Table 1 were considered to be unsuitable due to access constraints, an unacceptable degree of overlooking, sites being used as amenity space / space for food growing, loss of parking, and loss of servicing for retail units.
- 6.24 While the Council has taken a proactive approach to the identification of sites to provide Traveller pitches to help meet identified need, it has not been possible to identify a sufficient number of sites to meet that need in full. This is primarily due to Camden being a densely developed inner London authority with a limited availability of brownfield land and no greenfield sites. Furthermore, while there are two existing Gypsy and Traveller sites in Camden, these are small, constrained sites in existing residential areas and it is not possible to expand them or introduce further pitches on them. As a result, we do not have the options available to other boroughs of delivering pitches through the extension of existing sites or allocations in the Green Belt.
- 6.25 In addition to this, the ability to identify sites in Camden is further constrained by the fact that a site identified for traveller pitches in the borough will have a very low value compared with its value for any alternative use or development. Therefore, it is considered improbable that sites in private ownership would deliver accommodation for Gypsy and Travellers due to the impact on the viability of any development scheme (as demonstrated by the Gypsy and Traveller Viability testing undertaken by BNP Paribas set out in Appendix 6) . Furthermore, as land is a scarce resource in Camden, and there is keen demand for other uses to be delivered / required to be delivered in the borough as well the delivery of a low density use on land results in an opportunity cost of other land uses that would have to be foregone on the site to deliver the Gypsy and Traveller use.

7 Meeting the Need

7.1 The 2024 PPTS states that ...

“Local planning authorities should, in producing their Local Plan:

- a) identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against their locally set targets
- b) identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15“

7.2 Table 2 sets out Camden’s pitch targets and anticipated supply over the plan period from 2026/27 to 2040/41.

Table 2 – Camden’s pitch targets and anticipated supply

Period	Pitch Target	Cumulative Total Pitch Target	Anticipated Supply	Cumulative Total Anticipated Supply
2026/27 – 2030/31	11	11	2	2
2031/32 – 2035/36	2	13	4	6
2037/38 - 2041/42	2	15	unknown	unknown

7.3 Table 3 sets out the Council’s five year supply position for Gypsy and Traveller accommodation for the first five years of the plan period (2026/27 – 2030/31).

Table 3 – Five year supply of pitches

Need (2026/27 – 2030/31)		
5 Year need	11 pitches	Based on provisional figures for 2022/23 to 2031/32 from the Londonwide GTANA
Completions	1 pitch	1 pitch delivered as part of the intensification of the existing Traveller site at Carol St (in 2025)
5 Year need (2026/27 – 2030/31) taking account of existing supply	10 pitches	11 pitches minus 1 completion
Supply (2026/27 – 2030/31)		
Total supply of deliverable sites	2 pitches	2 pitches to be delivered on Site Allocation C27 land adjacent to Constable House
Shortfall		
Shortfall against need	8 pitches	10 pitches (need) minus 2 pitches (supply)

Number of years supply		
Five Year Supply Position	1 year	Annual need = 5 year need (taking account of completions) divided by 5 years = 10 divided by 5 = 2 pitches 2 pitches (supply) divided by annual 2-pitch need = 1 year

- 7.4 Given that the Council has not been able to identify a five year supply of deliverable sites against our requirement and will be unable to meet the need for Gypsy and Traveller accommodation in full over the Plan period to 2041 we have written to all London Borough's under the Duty to Co-operate.
- 7.5 In our letter dated the 23 May 2025 (see Appendix 5) we asked all London Boroughs whether they would be in a position to assist Camden in meeting the accommodation needs of Gypsies and Travellers. Sixteen boroughs responded, and all confirmed that they are not in a position to assist. Furthermore, in September 2025, the Council contacted all boroughs who did not reply to the Duty to Co-operate letter sent in May 2025, asking them to confirm their position. Replies were received from ten boroughs and all confirmed that they we were not in a position to assist.
- 7.6 In addition to this the Council has also held regular duty to co-operate meetings with neighbouring authorities where Gypsy and Traveller provision has been discussed. Further information on this is set out in the Council's [Duty to Co-operate Statement](#).

8 Conclusion

- 8.1 This topic paper sets out the extensive work that the Council has undertaken to both robustly establish the level of need for Gypsy and Traveller accommodation in Camden and to identify sites to deliver pitches to help meet that need.
- 8.2 Meeting the level of need for Gypsy and Traveller accommodation has proven to be exceedingly challenging given the character of Camden as a densely developed inner London borough, with limited land available for development. This is further complicated by the fact that a site identified for Traveller pitches in the borough will have a very low value compared with its value for any alternative use or development, meaning its value would be significantly reduced, rendering the development of the site unviable. That said, we consider that we have done all we can to meet the need for Gypsy and Traveller accommodation, given the challenges that exist, however it has not been possible to identify sufficient sites to meet the identified need for Gypsy

and Traveller accommodation in full or find other local authorities able to assist with meeting Camden's needs.

- 8.3 Notwithstanding this, the Council has fully followed the procedures set out in legislation and national and regional policy, and therefore considers that the approach it has taken to meeting the need for Gypsy and Traveller accommodation through the Local Plan is sound.

Appendix 1 – Need for Gypsy and Traveller Accommodation over the Plan Period from 2026 – 2041

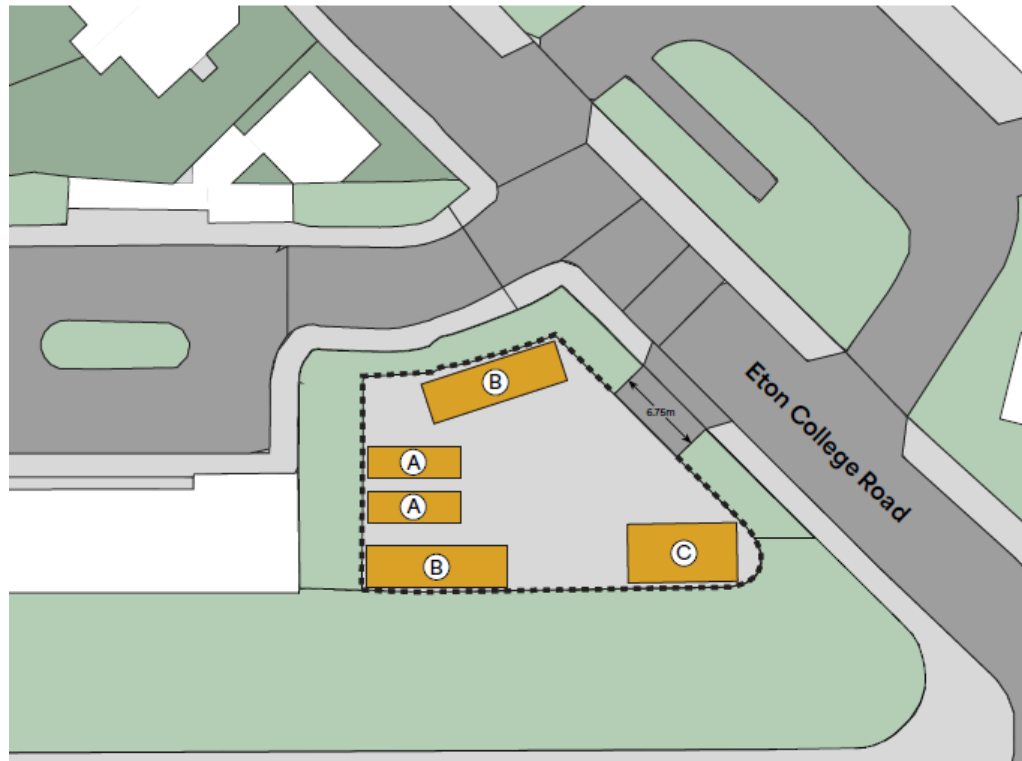
Based on the findings of the Londonwide Gypsy and Traveller Needs Accommodation Assessment (2025) the following calculation has been undertaken to identify the need for Gypsy and Traveller accommodation over the Plan period (from 2026 to 2041):

- Baseline pitches at 2026/27 = 4 existing pitches plus 9 identified through the London-wide GTANA = 13
- Compound net household growth per 5 years = 13.6%
- Additional pitches to 2031/32 = 13.6% of 13 = 1.768 (this is consistent with the 2 additional pitches identified through the London-wide GTANA)
- Baseline pitches at 2031/32 = 14.768 (4 existing, plus 11 additional pitches)
- Additional pitches to 2036/37 = $14.768 \times 0.136 = 2.008448$
- Baseline pitches at 2036/37 = 16.776448 (4 existing, plus 11 additional pitches at 2031/32, plus 2 additional pitches at 2036/37)
- Additional pitches to 2041/42 = $16.776448 \times 0.136 = 2.281596928$
- Baseline pitches at 2041/42 = 19.058044928 (4 existing, plus 11 additional pitches at 2031/32, plus 2 additional pitches at 2036/37, plus an additional 2 pitches at 2041/42)

In summary, there are 4 existing Gypsy and Traveller pitches in Camden. 9 additional pitches are then provisionally required by 2026/27. A further need for 6 pitches is then likely to arise as a result of household growth to 2041/42. The overall pitch need in Camden (including the 4 existing pitches) is therefore 19.

Appendix 2 – Indicative pitch capacities for the two sites allocated to provide Gypsy and Traveller accommodation in the Local Plan (C27 and S20)

Site allocation C27 - Land adjacent to Constable House



Key – (A) Touring caravan (2.3m by 7m), (B) Caravan pitch (10.5m x 3.1m), (C) Basic amenity building (8.2m x 4.4m)

Site allocation S20 - York Way Depot and adjacent land at Freight Lane



Key – (A) Touring caravan (2.3m by 7m), (B) Caravan pitch (10.5m x 3.1m), (C) Basic amenity building (8.2m x 4.4m)

Appendix 3 - Extract from Appendix 1 of the Gypsy and Traveller Site Identification Study - shortlisted sites

AECOM ID	Address	Original Area (sqm)	Sift 4.1 (Availability) Result	Sift 4.1 (Availability) Details	Sift 4.2 (Suitability) Result	Sift 4.2 (Suitability) Details	Sift 4.2 (Suitability) Primary Constraints (relevant Sift 4.3 constraints in brackets)	Sift 4.3 (Achievability) Results	Sift 4.3 (Achievability) Details	Shortlisted Number of Parcels	Shortlist Parcel Size(s)	Overall Summary
462	Land between 23 - 25 Ravenshaw Street, NW6 6NN	472.64	Taken forward as available	Available freehold site within borough boundary	Partial site taken forward as potentially suitable	Clipped to remove primary constraints overlaps. Remaining land taken forward to sift 4.3	40.57% Residential Gardens, 0.01% Priority Habitat Inventory, 0.01% Roads	Site shortlisted	Site shortlisted	1	198sqm	Site shortlisted: Current use of site is small parking area between residential properties on Ravenshaw Street. If allocated, alternative arrangements for current use would need to be considered. Constraints include potential for overlooking from habitable rooms in the adjacent properties and potential noise impact from railway to the west.
622	Land rear of 6-8 Acol Road, NW6 3AH	1078.93	Taken forward as available	Available freehold site within borough boundary	Partial site taken forward as potentially suitable	Clipped to remove primary constraints overlaps. Remaining land taken forward to sift 4.3	20.40% Residential Gardens, 21.36% Housing Block, 82.98% Overlooked by building with 4 storeys/12m+ height at <18m distance	Site shortlisted	Site shortlisted	1	183sqm	Site shortlisted: Current use of site comprises surface car parking to the rear of residential blocks. If allocated, alternative arrangements for current use would need to be considered. Constraints include narrow single vehicle access from Acol Road and location within a Conservation Area. Land appears well concealed from views from habitable rooms by vegetation.
632	Land at St Mary's Mews, NW6 3RF (rear of 267 Goldhurst Terrace)	967.75	Taken forward as available	Available freehold site within borough boundary	Partial site taken forward as potentially suitable	Clipped to remove primary constraints overlaps. Remaining land taken forward to sift 4.3	35.03% Residential Gardens, 17.49% Housing Block, 57.52% Overlooked by building with 4 storeys/12m+ height at <18m distance, 13.25% Roads	Site shortlisted	Site shortlisted	1	333sqm	Site shortlisted: Current use of site is parking and garages to rear of 267 Goldhurst Terrace. There may also be a refuse store for adjacent apartments located on this site, with potential need for refuse vehicle access. If allocated, alternative arrangements for current use would need to be considered. Site is immediately adjacent to another study site (Land at St Mary's Mews NW6 3RF - adjacent 1 St Mary's Mews - AECOM ID 633) and could potentially be brought forward together. Constraints include location within a Conservation Area.

633	Land at St Mary's Mews, NW6 3RF (adjacent to 1 St Mary's Mews)	2095.56	Taken forward as available	Available freehold site within borough boundary	Partial site taken forward as potentially suitable	Clipped to remove primary constraints overlaps. Remaining land taken forward to sift 4.3	52.43% Residential Gardens, 25.30% Housing Block, 56.60% Overlooked by building with 4 storeys/12m+ height at <18m distance, 0.12% Roads	Site shortlisted	Site shortlisted	1	229sqm	Site shortlisted: Current use of site comprises parking and garages accessed via St Mary's Mews. There may also be a refuse store for adjacent apartments located on this site, with potential need for refuse vehicle access. If allocated, alternative arrangements for current use would need to be considered. Site is located immediately adjacent to another study site (Land at St Mary's Mews - rear of 267 Goldhurst Terrace - AECOM ID 632) and could potentially be brought forward together. Due to its limited size, this site is less likely to be suitable without the neighbouring larger site. Constraints include location within a Conservation Area.
784	Land at Sidney Boyd Court, NW6 4QZ	9069.42	Taken forward as available	Available freehold site within borough boundary	Partial site taken forward as potentially suitable	Clipped to remove primary constraints overlaps. Remaining land taken forward to sift 4.3	0.16% Residential Gardens, 16.05% Housing Block, 21.09% Overlooked by building with 4 storeys/12m+ height at <18m distance, 4.46% Priority Habitat Inventory	Site shortlisted	Site shortlisted	1	5725sqm	Site shortlisted: Current use of site comprises land at Sidney Boyd Court (a Council residential block), including amenity open space, playgrounds, a MUGA, parking and garages. Constraints include location within a Conservation Area. Some of the site is unsuitable due to overlooking from blocks of 4-7 storeys to north, south and west of site, and the central part of the site area contains the playgrounds and MUGA. If allocated, alternative arrangements for current uses would need to be considered and site design should avoid overlooking. The eastern part of the site, accommodating parking and garages, appears to have greatest potential (between 26-28 Acol Road and 17-19 Woodchurch Road).
1016	Land east of Constable House, NW3 3QA	7568.18	Taken forward as available	Available freehold site within borough boundary	Partial site taken forward as potentially suitable	Clipped to remove primary constraints overlaps. Remaining land taken forward to sift 4.3	0.71% Residential Gardens, 18.80% Housing Block, 85.03% Overlooked by building with 4 storeys/12m+ height at <18m distance, 15.74% Roads	Site shortlisted	Site shortlisted	1	661sqm	Site shortlisted: Current use of site is an area of green space and hardstanding east of a residential block on the corner of Eton College Road and Adelaide Road. Constraints include potential for flooding (Adelaide Road was identified in Flood Streets 2021 data) and potential lack of privacy, depending on site intervisibility with residential block on opposite side of Eton College Road. The latter is partially mitigated by vegetation on the site boundary.
1434	Land south of 60 Bassett	526.91	Taken forward as available	Available freehold site	Whole site taken forward	Whole site taken	No primary constraint overlaps	Site shortlisted	Site shortlisted	1	527sqm	Site shortlisted: Site is an area of vacant land adjacent to residential blocks at 32-60 Bassett Street. Land

	Street, NW5 4PH			within borough boundary	as potentially suitable	forward to sift 4.3						may be used as garden but appears neglected. Access of site to residents is unclear. Constraints include: Location adjacent to plant room for residential blocks with potential for noise impact; location adjacent to Conservation Area; and potential overlooking from habitable rooms in the surrounding properties on Bassett Street, Coity Road and Allcroft Road.
1453	Athlone Street garages, NW5 3EN	3660.06	Taken forward as available	Available freehold site within borough boundary	Partial site taken forward as potentially suitable	Clipped to remove primary constraints overlaps. Remaining land taken forward to sift 4.3	18.92% Residential Gardens, 23.95% Housing Block, 17.78% Local Plan Open Space, 53.62% Overlooked by building with 4 storeys/12m+ height at <18m distance, 2.88% <10m distance from above-ground rail / London Underground line, 0.04% Roads	Site shortlisted	Site shortlisted	1	737sqm	Site shortlisted: Current use of site comprises garages between residential blocks and North London Railway (Overground). If allocated, alternative arrangements for current use would need to be considered. Site is located off Athlone Street and Grafton Road. Warden Road junction lies to the north. Constraints include: Potential noise impact from railway; potential requirement to inform Network Rail as a statutory consultee (as within 10 metres of the railway line); potential for overlooking from residential block on south side of Athlone Street; and location within draft Local Plan site allocation (Policy C13: West Kentish Town Estate).
1535	Garages at Spencer Rise, NW5 1AP	5357.87	Taken forward as available	Available freehold site within borough boundary	Partial site taken forward as potentially suitable	Clipped to remove primary constraints overlaps. Remaining land taken forward to sift 4.3	20.97% Residential Gardens, 21.99% Housing Block, 85.56% Overlooked by building with 4 storeys/12m+ height at <18m distance, 0.06% Roads	Site shortlisted	Site shortlisted	1	181sqm	Site shortlisted: Current use of site comprises garages and car parking to north-west of residential blocks on Spencer Rise. If allocated, alternative arrangements for current use would need to be considered. Constraints include some potential for overlooking from residential blocks and terraced properties located opposite, and location within a Conservation Area. This land has also been identified by the Camden Community Investment Programme (CIP) Small Sites initiative and appears to be progressing towards more detailed consideration.

1571	Sanderson Close parking, NW5 1TS	14549.35	Taken forward as available	Available freehold with leasehold overlap (<1% overlap with site ID 3028) within borough boundary	Partial site taken forward as potentially suitable	Clipped to remove primary constraints overlaps. Remaining land taken forward to sift 4.3	6.08% Article 4 Directions on Land Use, 17.43% Residential Gardens, 32.03% Housing Block, 0.43% <10m distance from Local Plan Habitat Corridor, 12.52% Local Green Space, 37.04% Overlooked by building with 4 storeys/12m+ height at <18m distance, 0.06% <10m distance from above-ground rail / London Underground line, 13.76% Roads	Site shortlisted	Site shortlisted	1	741sqm	Site shortlisted: Current use of site is parking area between residential properties and builder's yard north of Sanderson Close. If allocated, alternative arrangements for current use would need to be considered. Constraints include: Partial location within draft Local Plan site allocation (Policy C3: Murphy Site); partial location (35%) within LSIS (but site does not appear to be in employment use); and part of site (20%) at risk of surface water flooding. This site was included within a consultation on the Camden Community Investment Programme (CIP) Small Sites initiative but appears not to be progressing towards further consideration.
2006	Parking rear of Agar Grove parcel 1, NW1 9XL	2033.33	Taken forward as available	Available freehold site within borough boundary	Partial site taken forward as potentially suitable	Clipped to remove primary constraints overlaps. Remaining land taken forward to sift 4.3	12.73% Residential Gardens, 25.90% Housing Block, 49.47% Overlooked by building with 4 storeys/12m+ height at <18m distance	Site shortlisted	Site shortlisted	1	606sqm	Site shortlisted: Current use of site is parking and circulation space adjacent to another study site (Parking rear of Agar Grove parcel 2 - AECOM ID 2046). Sites could potentially be brought forward together. If allocated, alternative arrangements for current use would need to be considered. Constraints include presence of protected trees and location within a Conservation Area.
2046	Parking rear of Agar Grove parcel 2, NW1 9XL	1448.25	Taken forward as available	Available freehold site within borough boundary	Partial site taken forward as potentially suitable	Clipped to remove primary constraints overlaps. Remaining land taken forward to sift 4.3	31.28% Residential Gardens, 19.04% Housing Block, 5.11% Overlooked by building with 4 storeys/12m+ height at <18m distance	Site shortlisted	Site shortlisted	1	639sqm	Site shortlisted: Current use of site is parking and circulation space adjacent to another study site (parking rear of Agar Grove parcel 1 - AECOM ID 2006). Sites could potentially be brought forward together. If allocated, alternative arrangements for current use would need to be considered. Constraints include presence of protected trees and location within a Conservation Area.

2379	Land at 177 Finchley Road, NW3 6LB	1955.54	Taken forward as available	Available freehold with leasehold overlap (59% overlap with site ID 2990) within borough boundary	Partial site taken forward as potentially suitable	Clipped to remove primary constraints overlaps. Remaining land taken forward to sift 4.3	19.21% Article 4 Directions on Land Use, 60.08% Housing Block, 0.02% Local List, 81.86% Overlooked by building with 4 storeys/12m+ height at <18m distance	Site shortlisted	Site shortlisted	1	355sqm	Site shortlisted: Current use of site is parking area between Goldhurst Terrace and Naseby Close. Constraints include narrow access from Goldhurst Terrace and location adjacent to a Conservation Area. If allocated, alternative arrangements for current use would need to be considered (unclear whether parking is required by shops / businesses on Finchley Road to support employment uses). Title number unknown.
2500	Camley Street Industrial Estate, N1C 4PF	46886.2	Taken forward as available	Available freehold with leasehold overlap (7% overlap with site ID 2829, 5% overlap with site ID 2827, 20% overlap with site ID 2838, 6% overlap with site ID 2830, 15% overlap with site ID 2836, 6% overlap with site ID 2837, 17% overlap with site ID 2831, 8% overlap with site ID 2828) within borough boundary	Partial site taken forward as potentially suitable	Clipped to remove primary constraints overlaps. Remaining land taken forward to sift 4.3	24.39% Article 4 Directions on Land Use, 5.80% Residential Gardens, 1.85% Housing Block, 1.92% <10m distance from Local Plan Habitat Corridor, 1.43% Local Plan Open Space, 40.46% Overlooked by building with 4 storeys/12m+ height at <18m distance, 11.92% Roads, 2.47% Schools, 1.74% Local Plan SINC	Site shortlisted	Site shortlisted	2	1845sqm, 9082sqm	Site shortlisted: Current use of site is industrial (Camley Street Industrial estate), including areas of car parking and open land with potential for reallocation. If allocated, alternative arrangements for current uses would need to be considered. Constraints include: Potential for noise impact due to surrounding industrial uses; risk of surface water flooding on part of site (25%); location within draft Local Plan site allocation (Policy S5: 104-114 Camley Street and Cedar Way Industrial Site); location covered by Camley Street SPD; and potential for loss of B2 and B8 class uses on parts of the site.

2588	Former depot off Arlington Road, NW1 7DB	2954.25	Taken forward as available	Available freehold site within borough boundary	Partial site taken forward as potentially suitable	Clipped to remove primary constraints overlaps. Remaining land taken forward to sift 4.3	20.97% Article 4 Directions on Land Use, 8.84% Residential Gardens, 2.53% Housing Block, 2.61% Listed Buildings, 4.50% Local List, 41.32% Overlooked by building with 4 storeys/12m+ height at <18m distance, 0.03% Roads	Site shortlisted	Site shortlisted	1	1106sqm	Site shortlisted: Current use of site is parking area with accompanying garages to the rear of commercial buildings (depot) and Camden Council offices, in active use for delivery and service vehicles. Possible use of part of site as B8 storage (unclear). If allocated, alternative arrangements for current uses would need to be considered. It is considered unlikely that this site is available for development while adjacent depot is operational. Constraints include potential for overlooking from a residential block to the south of the site; location within draft Local Plan site allocation (Policy C18: Arlington Road former depot site); and potential for loss of employment land (unclear whether part of site use is B8).
2598	West Kentish Town Estate, NW5 4RG	32627.63	Taken forward as available	Available freehold with leasehold overlap (2% overlap with site ID 2944, 2% overlap with site ID 2945) within borough boundary	Partial site taken forward as potentially suitable	Clipped to remove primary constraints overlaps. Remaining land taken forward to sift 4.3	18.62% Residential Gardens, 24.20% Housing Block, 10.92% Overlooked by building with 4 storeys/12m+ height at <18m distance, 1.13% Roads	Site shortlisted	Site shortlisted	3	725sqm, 5453sqm, 8225sqm	Site shortlisted: Current use of site is green space and parking area located to the north and south of Weedington Road. The land parcel to the south is currently used as a basketball court. If allocated, alternative arrangements for current uses would need to be considered. Constraints include: Location within draft Local Plan site allocation (Policy C13: West Kentish Town Estate); potential for overlooking from residential block to the south, for the parcel to the south of Weedington Road; and potential for overlooking from residential blocks to the north, east, and west of the site for the parcel to the north.

2659	Land off Freight Lane, N1C 4BE	46554.23	Taken forward as available	Available freehold with leasehold overlap (15% overlap with site ID 3030) within borough boundary	Partial site taken forward as potentially suitable	Clipped to remove primary constraints overlaps. Remaining land taken forward to sift 4.3	32.49% <10m distance from above-ground rail / London Underground line, 8.20% Roads, 1.65% Local Plan SINC, 33.58% Aggregate Safeguarding	Site shortlisted	Site shortlisted	1	11356sqm	Site shortlisted: Current use of site is Metroline bus washing facility, Camden Council MOT testing centre located to the north of Freight Lane, and a depot for Camden Accessible Travel Solutions comprising a site office and parking spaces. Site includes car parking, which may have potential for reallocation. If allocated, alternative arrangements for current uses would need to be considered. Constraints include: Potential for noise impacts due to the surrounding heavy industrial uses and multiple railways surrounding the site (including the North London Line, HS1, Midland line out of St Pancras, London and North Eastern Railway out of King's Cross, and connecting freight lines); impact from 'bad neighbour' uses (aggregates plant and concrete batching plant to the south of the site); potential for ground contamination due to present and historic industrial use including evidence of hazardous chemical storage signs; potential for loss of employment; potential conflict with current industrial uses including movement of HGVs; issues with pedestrian safety associated with the industrial nature of the area; and potential need to consult Network Rail (within 10 metres of railway).
2771	Frideswide Place, NW5 2AA	1086.5	Taken forward as available	Available freehold site within borough boundary	Partial site taken forward as potentially suitable	Clipped to remove primary constraints overlaps. Remaining land taken forward to sift 4.3	14.86% Article 4 Directions on Land Use, 42.57% Housing Block, 0.03% Local List, 61.17% Overlooked by building with 4 storeys/12m+ height at <18m distance	Site shortlisted	Site shortlisted	1	380sqm	Site shortlisted: Current use of site comprises car parking area to the rear of commercial and residential mixed use buildings on Kentish Town Road, off Frideswide Place. If allocated, alternative arrangements for current uses would need to be considered. Loss of parking may impact on operation of employment and retail uses on Kentish Town Road. Constraints include: Potential for overlooking from residential flats to the west of the site; location within an archaeological priority area; and location close to a railway with potential noise impact.

Appendix 4 – Suitability Assessment of Shortlisted Gypsy and Traveller Sites

Site	Site Description	Size/ shape/ layout/ physical constraints	Topography	Flood Risk	Environmental constraints	Access arrangement and accessibility	Impact on Amenity	Potential connection to infrastructure	Access to nearby facilities/ services	Potential to re-provide existing uses elsewhere
Land rear of 6-8 Acol Road	Current use of the site is parking and amenity space for the housing block to the front at 6-8 Acol Rd	Small site. Approx 250sqm. Rectangular. Adjacent to residential gardens. Access taken from Acol Rd, adjacent to number 6. Narrow access road. Gated access.	Flat	Flood Zone 1 High chance of surface water flooding Previously flooded street.	LB Camden Air Quality Management Area. May be some potential for noise from the surrounding area.	Approx 3.5m width vehicular access and 1 additional pedestrian access. No visibility splays. Limited manoeuvrability. Gated access.	Potential for overlooking from the properties on Acol Rd, however this could be mitigated by screening. Adjacent to the back gardens of properties on Acol Rd and Woodchurch Rd to the rear.	Site is located on a residential street in a built up area. It is considered there would be potential to connect to existing infrastructure.	Site is located in West Hampstead ward near to existing facilities and services.	It would be difficult to re-provide the existing uses elsewhere.
Land at St Marys Mews (rear of 267 Goldhurst Terrace) and Land at St Mary's Mews (adjacent to 1 St Mary's Mews)	Current use of site is parking and garages to rear of properties on Priory Rd and Goldhurst Terrace. A refuse store is also provided for the housing block on Priory Rd.	Constrained site, approx. 350sqm. Rectangular. Adjacent to existing residential properties and gardens. Access taken from Priory Rd, along St Marys Mews. Narrow access road. Gated access.	Flat.	Flood Zone 1. Low chance of surface water flooding. Local Flood Risk Zone. Previously flooded street.	LB Camden Air Quality Management Area. May be some potential for noise from the surrounding area.	Approx 3m width vehicular access and 1 additional pedestrian access. No visibility splays. Limited manoeuvrability. Gated access.	Site is overlooked by 265, 267 and 269 Goldhurst Terrace and it would be difficult to mitigate this with screening. There is also potential for overlooking from the properties on Priory Road.	Site is located on a residential street in a built up area. It is considered there would be potential to connect to existing infrastructure.	Site is located in South Hampstead ward near to existing facilities and services.	Existing parking provision could potentially be provided on street instead. It would however be difficult to re-provide the garage uses elsewhere.
Land at Sydney Boyd Court	Current use of site comprises amenity space, a playground, a MUGA, food growing area, parking and garages.	Site is within an existing housing estate. Adjacent to existing residential properties and amenity space / play areas. Whole site area is approx. 5,725sqm. Irregular shape. Access taken from Woodchurch Rd. Gated access.	Mostly flat.	Flood Zone 1. Low chance of surface water flooding. Local Flood Risk Zone. Previously flooded street.	LB Camden Air Quality Management Area. May be some potential for noise from the surrounding area.	Approx 4.5m width vehicular access, with brick gate posts. No visibility splays. Limited manoeuvrability. Gated access.	Potential for overlooking from properties in Sydney Boyd Court, which would be difficult to mitigate as a number of the properties also have open balconies. The area of car parking to the rear of the site is more self-contained and any overlooking could be mitigated through screening.	Site is located on a residential street in a built up area. It is considered there would be potential to connect to existing infrastructure.	Site is located in West Hampstead ward near to existing facilities and services	It would be difficult to re-provide the existing uses elsewhere.
Land adjacent to Constable House	Current use of site is an area of green space and hardstanding east of a residential block on the corner	Site is approx. 660sqm. Irregular shape. The area of hardstanding is fenced and gated	The area of hardstanding on the site is a flat sunken area beneath prevailing ground level. This	Flood Zone 1 The majority of the site is identified as being at low risk of surface water flooding, with part	LB Camden Air Quality Management Area. May be some potential for noise	Currently no vehicular access to the site, however this could potentially be created from Eton	Self-contained site. Potential for overlooking from properties in Constable House and on Eton	Site is located on a residential street in a built up area. It is considered there would be potential	Site is located in Haverstock ward near to existing facilities and services.	The enclosed area of hardstanding is locked and currently not in use. It it does not

Site	Site Description	Size/ shape/ layout/ physical constraints	Topography	Flood Risk	Environmental constraints	Access arrangement and accessibility	Impact on Amenity	Potential connection to infrastructure	Access to nearby facilities/ services	Potential to re-provide existing uses elsewhere
	of Eton College Road and Adelaide Road. The area of hardstanding may once have been used as a basketball court.	and well screened due to the presence of existing mature trees and vegetation. It sits at a lower level than its surroundings, with steps down. Currently no vehicular access to the site. Access to Constable House (adjacent) is from Eton College Road. Adjacent to existing residential properties.	area is mostly flat, but slopes down slightly from the top of the site towards Adelaide Rd.	of the site identified at medium/high risk of surface water flooding. Previously flooded street.	from the surrounding area	College Rd. There are steps down to the area of hardstanding at the top of the site, adjacent to Constable House. Access to Constable House is from Eton College Road.	College Rd, however it is considered that this could be mitigated by enhancing the generous and mature planting that currently screens the area of hardstanding on the site.	to connect to existing infrastructure.		currently provide any function to the surrounding housing blocks. Given this, this area of the site has potential to be re-purposed.
Land south of 60 Bassett Street	Current use of site is amenity / garden space for residents of the adjacent residential block.	Site is approx. 525sqm. Flat, and rectangular in shape. Site comprises a grassed area with vegetation around the borders. Part of a housing estate and adjacent to existing residential properties. Currently no vehicular access to the site.	Flat	Flood Zone 1 The majority of the site is identified as being at low risk of surface water flooding, with part of the site identified at high risk of surface water flooding.	LB Camden Air Quality Management Area. May be some potential for noise from the surrounding area.	Currently no vehicular access to the site, however this could potentially be created from Bassett Street.	Self-contained site. Potential for overlooking from adjacent properties on Bassett Street, Coity Road and Allcroft Road, however it is considered that this could be mitigated by enhancing the planting and screening around the site.	Site is located on a residential street in a built up area. It is considered there would be potential to connect to existing infrastructure.	Site is located in Haverstock ward near to existing facilities and services.	Site is part of the Council housing block at 6 – 60 Bassett Street and provides amenity space for the residents. The site was formerly used as a community garden, but the Council decided it should be just for the use of the residents of 6-60 Bassett St so the use as a community garden stopped. As such, it would be difficult to re-provide this use elsewhere.
Parking to the rear of Agar Grove (Parcel 1 and 2)	Current use of site is parking, garages, refuse, circulation and amenity space for the residential blocks to the front.	Site is approx. 350sqm. Irregular shape. Some level changes across the site. Site is within an existing housing estate. Adjacent to existing residential properties and amenity space. Access taken from	Mostly flat. Part of the site sits higher than the rest with steps up to it.	Flood Zone 1. Low chance of surface water flooding.	LB Camden Air Quality Management Area. May be some potential for noise from the surrounding area.	Approx 5m width vehicular access. No visibility splays, but could be adjusted. Limited manoeuvrability. Gated access.	Potential for overlooking from all sides and limited potential to mitigate this through screening due to existing layout/ close proximity of the existing residential properties.	Site is located on a residential street in a built up area. It is considered there would be potential to connect to existing infrastructure.	Site is located in Camden Square ward near to existing facilities and services.	Existing parking provision and amenity space for residents of the housing estate would be difficult to re-provide elsewhere.

Site	Site Description	Size/ shape/ layout/ physical constraints	Topography	Flood Risk	Environmental constraints	Access arrangement and accessibility	Impact on Amenity	Potential connection to infrastructure	Access to nearby facilities/ services	Potential to re-provide existing uses elsewhere
		St Pauls Crescent. Gated access.								
Land at 177 Finchley Road	Current use of site is parking and servicing for a private gym on Finchley Rd.	Site is approx. 355sqm. Rectangular. Level changes across the site. Part of the site is raised with a ramp down to the lower part of the site. Access from Fairfax Rd. Highly constrained access. Adjacent to existing residential properties and gardens.	Front of the site is elevated with a ramp down to the rear. Rear of the site is flat.	Flood Zone 1. Low chance of surface water flooding. Local Flood Risk Zone Previously flooded St	London Plan Air Quality Focus Area Potential for noise from the High Street behind.	Approx 3m width vehicular access along a long narrow road with a 90 degree turn at the end. Access to the site is under an existing building with restricted height clearance. The rear of the site is then accessed via a narrow ramp. No visibility splays. Very limited manoeuvrability.	Potential for overlooking from the commercial / residential properties on the Finchley Rd and residential properties on Naseby Close and Goldhurst Terrace, however this could be partially mitigated by screening. Adjacent to the back gardens of properties on Naseby Close and Goldhurst Terrace.	Site is located to the rear of a premises on a high street in a built up area. It is considered there would be potential to connect to existing infrastructure.	Site is located in South Hampstead ward near to existing facilities and services.	Existing parking provision and servicing for the gym would be difficult to re-provide elsewhere.
Frideswide Place	Current use of site is as a car parking area to the rear of commercial and residential mixed use buildings on Kentish Town Road.	Site is approx. 380sqm. Rectangular in shape with parking, refuse and recycling store. Provides access to the commercial properties on Kentish Town Rd. Small scale, constrained site, enclosed by buildings. Gated access.	Flat	Flood Zone 1 The majority of the site is identified as being at low risk of surface water flooding, with part of the site identified at medium/high risk of surface water flooding. Previously flooded street.	LB Camden Air Quality Management Area. Potential for noise from the nearby High Street and railway line.	Approx 5m width vehicular access immediately into site. No visibility splays. Very limited manoeuvrability. Gated access.	Site is overlooked by properties on Kentish Town Road and Frideswide Place. Adjacent to Kentish Town Library, Kentish Town Station and Kentish Town Primary School. Very limited potential for screening.	Site is located behind a high street in a built up area. It is considered there would be potential to connect to existing infrastructure.	Site is located in Kentish Town South ward near to existing facilities and services.	Existing parking provision, commercial services and refuse storage would be difficult to provide elsewhere. Site provides rear access and servicing for the commercial properties on Kentish Town Road which would also be difficult to reprovide.
Freight Lane	Site is occupied by a Metroline bus washing facility, a Council depot and MOT testing centre. The Council's Accessible Travel Solutions service also have an office and associated parking on the site. There are also areas of green space.	Site area is approx. 11,350sqm. Irregular shape. Adjacent to a concrete plant (safeguarded aggregates facility) to the south and a mainline railway to the north.	Mostly flat.	Flood Zone 1. Low chance of surface water flooding.	LB Camden Air Quality Management Area. Potential for noise from the concrete plant, HGV movements associated with the concrete plant, and the railway line.	Approx 10.5m width vehicular access with visibility splays and good visibility from highway. Good manoeuvrability on site. Potential issues around pedestrian safety given the HGV movements associated with the concrete plant.	Concrete batching plant to the south and a railway track to north. Potential for screening, depending on the location within the site.	Site is located in a built up area. It is considered there would be potential to connect to existing infrastructure.	Site is located in King's Cross ward near to existing facilities and services.	Potential to reconfigure site to provide a Gypsy and Traveller site alongside existing or proposed uses as part of a wider re-development of the whole site.

Appendix 5 – Duty to Co-operate Letter

To whom this may concern,

LB Camden: Request for assistance in meeting the accommodation needs of Gypsies and Travellers and identifying a five year housing land supply

The London Borough of Camden is currently in the process of preparing a new Local Plan. The Plan will set out the Council's vision for future development in Camden from 2026 to 2041 and include the planning policies and site allocations to help achieve this.

The Council has published the [Camden Local Plan Proposed Submission Draft](#) for consultation (Regulation 19), with the aim of submitting it to the Planning Inspectorate for examination in the Autumn.

Alongside the Submission Draft Local Plan, we have also published a [Draft Duty to Co-operate Statement](#), setting out how the Council has co-operated with other bodies as part of the preparation of the Local Plan to-date.

The purpose of this letter is to ask whether your Council would be in a position to:

1. assist Camden in meeting the accommodation needs of Gypsies and Travellers; and
2. assist Camden in identifying a five year housing land supply of deliverable sites at examination (with the first five years of the Plan period being from 2026/27 to 2030/31).

Meeting the accommodation needs of Gypsies and Travellers

Camden has an established community of Irish Gypsy and Traveller households, of which a small proportion live on designated sites, while the remainder live in undesignated, conventional housing. There are two authorised, Council-owned, Gypsy and Traveller sites in the borough (accommodating 4 pitches in total) and no transit pitches. The Council owned sites are small and close to existing residential properties. There is no scope to provide additional pitches on or adjacent to the current sites.

The adopted Camden Local Plan (2017) identifies a need for 16 additional Traveller pitches to 2031, based on an assessment of need completed in 2014.

The London Plan 2021 indicates that boroughs should update their Gypsy and Traveller accommodation needs assessments as part of the Local Plan review process. You may be aware that, to inform the review of the London Plan, the GLA have commissioned a London-wide Gypsy and Traveller Accommodation Needs Assessment. The provisional findings of the emerging Assessment identify a need for 11 additional pitches in Camden by 2031/32. The overall need for the period covered by the new Local Plan (to 2041) is estimated to be 19 additional pitches.

To inform the preparation of the new Local Plan, Camden carried out a call for Gypsy and Traveller sites in Winter 2022/23. Previous calls for sites were also undertaken as part of the consultation on the draft Site Allocations Local Plan in 2020 and 2021/22. However, no sites were submitted to the Council for consideration.

In 2023, the Council commissioned Aecom to undertake a [Gypsy and Traveller Site Identification Study](#) to identify Council-owned sites which could potentially be allocated in the new Local Plan to meet the accommodation needs of Gypsies and Travellers.

The study identified 18 parcels of land that were considered to be potentially suitable, available and achievable, subject to further assessment by the Council. Further assessment work ruled out 16 of these parcels of land as either unsuitable or unavailable. The two remaining parcels of land have been allocated in the Camden Local Plan Proposed Submission Draft. It is anticipated that these sites could deliver a maximum of six pitches. This will go some way to meeting the identified need for Gypsy and Traveller accommodation in Camden, but will not meet the identified need in full.

We are therefore writing under the duty to cooperate to ask whether your Council would be in a position to assist Camden in meeting the accommodation needs of Gypsies and Travellers. For your information, a similar request has also been sent to all other London authorities.

Housing Land Supply

The London Plan sets a housing target for Camden of 10,380 additional homes from 2018/19 to 2028/29 (1,038 homes per year).

The Camden Local Plan Proposed Submission Draft aims to deliver a minimum of 11,550 additional homes over the plan period to 2041. This target has been derived in accordance with the guidance in the London Plan and includes the final three years of Camden's targets for 2019/20 to 2028/29 from the London Plan, and the anticipated backlog against this target at the start of the Local Plan period. It is a capacity-based figure, based on expected delivery over the Plan period (from sites with planning permission and allocated sites), factoring in an allowance for unallocated small sites delivering under 10 additional homes (based on evidence of past delivery).

The target also reflects the delay associated with HS2 and development at Euston, assuming delivery within the Local Plan period of 875 homes from sites encompassed by the Euston Area Plan² (in addition to delivery from existing permissions). This compares with the target of 1,500 to 2,500 additional homes in the draft update of the Euston Area Plan published for consultation in January 2023.

² We currently anticipate that 1,750 homes will be delivered within the boundary of the Euston Area Plan in addition to existing permissions, but only half will be delivered within the Local Plan period.

Further information on the housing target set in the Submission Draft Local Plan is set out in the Council's provisional [Housing Trajectory](#).

The review of the London Plan will result in a new capacity-based housing target for Camden, which once adopted will supersede the target in the new Local Plan. The GLA are aiming to adopt the new London Plan in 2028, so this would mean that Camden's new Local Plan housing target is only in place for a short period of time.

The National Planning Policy Framework requires local planning authorities to demonstrate a five year supply of deliverable housing sites plus a twenty percent buffer (where there has been significant under delivery of housing over the previous three years). Camden cannot currently demonstrate a five year housing land supply, but continues to do all it can to achieve it.

Reasons for this include:

- Limited availability of land – we have allocated everything we can (see [Site Selection Topic Paper](#) for further information).
- Uncertainty and delays at Euston and other major sites, often with complex land ownerships.
- High existing use values and build costs, relative to sales values.
- Constraints to housing provision including the Central Activities Zone (CAZ), where the priority in the London Plan is to deliver CAZ uses (over housing), heritage constraints and London's viewing corridors.

Based on current calculations, our estimated housing delivery from 2026/27 to 2030/31 is 4,556 homes. This would deliver a five year housing land supply based on the Local Plan's proposed target of 4,520 over the first five years of the Plan period. However, this does not factor in our backlog against the existing London Plan target, or any buffer arising from our Housing Delivery Test measurement.

Depending on how the backlog arising up to 2026 is calculated, with it incorporated, Camden would have 3.3 to 4.2 years' housing land supply.

If we also add on a 20% buffer in response to the Housing Delivery Test measurement, the housing land supply would be 2.8 to 3.5 years.

This means that after the backlog and buffer are included, we are expecting there to be a shortfall between 2026/27 to 2030/31 of at least 1,980 homes, and potentially up to 3,700 homes.

Given this, we are writing to you under the duty to cooperate to ask whether your Council has sites available that could accommodate all or a proportion of Camden's unmet housing need over the period from 2026/27 to 2030/31 (currently estimated to be between 1,980 homes and 3,700 homes), to help Camden in identifying a five year housing land supply of deliverable sites at examination. The Council does however recognise that each authority's first responsibility is to meet its own local housing needs and that any contribution to help Camden identify a five year housing land supply at examination is an additional ask on top of this. For your information, a similar request has also been sent to all other London authorities.

Next Steps

We would be grateful if you could respond to this letter by the 27 June 2025. In the meantime if you would like more information, or to discuss this matter further then please contact Rebecca.Burden@camden.gov.uk (Development Plans Manager) cc'ing PlanningPolicy@camden.gov.uk

Yours sincerely,

A handwritten signature in black ink, appearing to read 'DPope', with a stylized, cursive script.

Dan Pope

Chief Planning Officer

Appendix 6 – Gypsy and Traveller Sites Viability Testing



Camden Local Plan Review

New Gypsy and Traveller Sites Viability Testing

Prepared for
London Borough of Camden

September 2025

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Appendix 5 - Appraisal Results of Strategic Sites Excluding Traveller Sites Provision
Appendix 6 - Appraisal Results of Strategic Sites Including Traveller Site Provision

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1 Introduction

Background and Instructions

- 1.1 The London Borough of Camden (the 'Council') has prepared a review of its adopted Local Plan 2017. The emerging New Camden Local Plan ('NCLP') 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 help achieve this. It identifies how many new homes and jobs are needed to support Camden's population, and where and how they should be provided. The Local Plan includes policies on social inclusion, inequality, environment, climate change and sustainable neighbourhoods.
- 1.2 Policy H11 (Accommodation for Travellers) in the NCLP seeks to protect existing traveller sites and supports the provision of new sites to help meet the accommodation needs of Camden's established traveller community. As part of the evidence to support the emerging NCLP the Council commissioned BNP Paribas Real Estate ('BNP PRE') to undertake an assessment to consider the viability of new Gypsy and Traveller ('Traveller') sites in the Borough.
- 1.3 This additional testing accordingly assesses at high level the viability and deliverability of Traveller sites both as developments on standalone sites and as part of larger developments, alongside accommodating the emerging policy requirements in the NCLP. We have also reflected the prevailing rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule.
- 1.4 This report accordingly outlines the results of our high level testing. This study supplements the '*London Borough of Camden Local Plan Review Viability Study – Regulation 19 Update*' ('LPRVS') report dated April 2025 and '*London Borough of Camden Local Plan Review Strategic Sites Viability Testing September 2025*' ('SSVS'). The LPRVS tested the ability of a range of development typologies (representing the types of developments that the Council expects to come forward over the plan period across the Borough) to viably meet the emerging policy requirements and other key local policies, CIL and guidance as well as national policies. The SSVS considers the ability of three allocated sites to accommodate the emerging policy requirements in the NCLP alongside prevailing rates of CIL in the Council's adopted Charging Schedule. The aim of the SSVS study is to assess at high level the impact of emerging policies on the viability of these sites to test their deliverability and developability.
- 1.5 The viability analysis in this study provides a high level understanding of the viability of potential development sites and testing of strategic sites in the context of the cumulative impact of the Council's emerging planning 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.
- 1.6 We have prepared this report to test the viability and deliverability of new Traveller sites alongside the cumulative impact of the Council's existing and emerging policy requirements, including affordable housing, on-site Section 106 obligations, the Council's CIL charges and on-site infrastructure and sustainability measures. This approach satisfies the requirements of the National Planning Policy Framework 2024 ('NPPF'), the National Planning Practice Guidance 2024 ('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 This report is structured as follows:
 - **Section 2** – identifies the typologies and strategic sites that we have tested;
 - **Section 3** - details the methodology of our testing and inputs to our appraisals;

- **Section 4** - outlines the results of our appraisals and considers the implications for the Council's NCLP policies; and
- **Section 5** - sets out our conclusions and recommendations

The Status of our advice

- 1.8 In preparing this report and the supporting appraisals, we have given full regard to the RICS Professional Standard Note ('PS') 'Assessing viability in planning under the National Planning Policy Framework for England 2019' (first edition, March 2021). However, paragraph 2.2.3 of the PS acknowledges that statutory planning guidance takes precedence over RICS guidance and practice statements. Conflicts may emerge between the PS and the PPG and/or other adopted development plan documents. In such circumstances, we have given more weight to the PPG and development plan documents.
- 1.9 In carrying out this assessment, we have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information.
- 1.10 We are not aware of any conflicts of interest in relation to this assessment.
- 1.11 In preparing this report, no 'performance-related' or 'contingent' fees have been agreed.
- 1.12 This report is addressed to the London Borough of Camden only.

2 Typologies and Strategic Sites tested

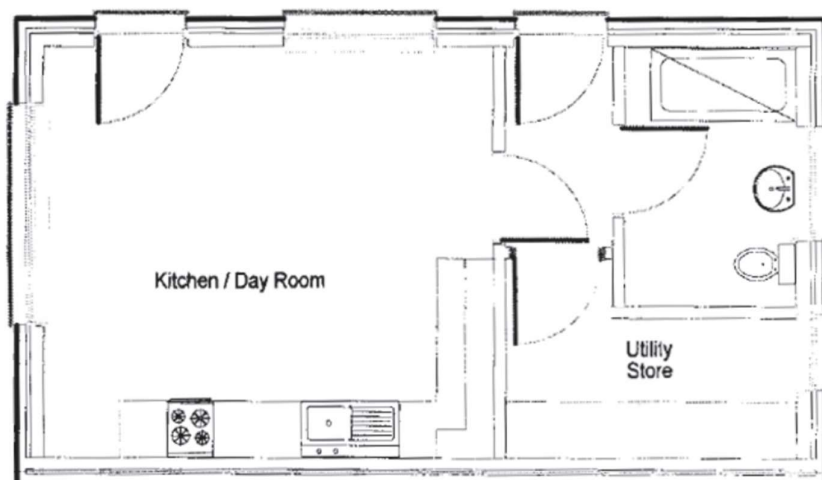
Typologies

- 2.1 We have tested two standalone Traveller site typologies as set out in Table 2.1.1. These typologies reflect the number of pitches accommodated on the two existing Traveller sites in LB Camden. The Council advises that the existing Traveller sites have been established within the dense urban fabric for many years without the emergence any significant conflict with neighbouring occupiers. The Council has also advised on the scale of the individual pitches, which has been determined having regard to the design of other Traveller sites recently developed in Inner London, the high value of land in LB Camden, and the constrained nature of pitches on the existing LB Camden sites.

Table 2.1.1 Traveller standalone typologies

Typo	No. of Pitches	Site provision	Gross site area (Sq m)
T1	1	Standalone pitch: A total of 250 sq m allows for a single pitch of circa 200 sq m and a small amenity block plus a further matching area of 250 sq m required to separate the use from adjacent buildings.	500
T2	4	Standalone pitches: A total of 1,000 sq m allows for 200 sq m per pitch (800 sq m) plus 200 sq m for day room and amenity facilities (see drawing at Figure 2.1.1 below for example amenity building) – plus matching (i.e. +1,000 sq m) to separate from adjacent buildings.	2,000

Figure 2.1.1 Example amenity building



Source: Former Communities and Local Government Designing Gypsy and Traveller Sites Good Practice Guide

- 2.2 We have also tested the provision of the larger 4 pitch Traveller site typology as part of larger sites. This is on the basis that such sites are more likely to be able to accommodate the provision of Traveller pitches in the Borough and this format offers an economy of scale to the delivery of these uses in terms of required land and construction costs per pitch.
- 2.3 A smaller land area has been allowed for where pitches are provided as part of a larger site than for a standalone site. The latter would likely need to provide landscaping/separation from neighbours on all sides, whereas a Travellers site within a larger development would be able to create a suitable context to accommodate the pitches without a broad landscaped margin.

See Table 2.3.1 for the details of the typology tested.

Table 2.3.1 Traveller sites as part of larger site

Typo	No. of Pitches	Site provision	Gross site area (Sq m)
T3	4	A total of 1,000 sq m allows for 200 sq m per pitch (800 sq m) plus 200 sq m for day room and amenity facilities – plus a further 50% site area to separate from adjacent buildings – in effect 1,500 sq m.	1,500

- 2.4 We have accordingly tested the provision of a 4 pitch Traveller site as part of the two larger less dense Residential Development Typologies tested in the LPRVS (Typologies 13 and 16), which would be capable of accommodating a 4 pitch Traveller site.
- 2.5 In order to accommodate the land required for the delivery of the four Traveller pitches, we have adjusted residential Typologies 13 and 16, assuming the removal of an area of 1,500 sq m and reflecting a proportional reduction in the number of residential units, such that the development density on the remaining area available for the residential units remains as it was in the original/unadjusted Typology scenarios. This results in a reduction of circa 14.07% in the number of homes compared with Residential Typology 13 (i.e. 135 to 116 dwellings) and a circa 5.04% reduction in the number of homes compared with Residential Typology 16 (i.e. 575 to 546 dwellings).
- 2.6 Details of the schemes tested are provided below in Table 2.6.1. The unit mix adopted for affordable and private tenures is shown in Tables 2.4.2 and 2.4.3 respectively.

Table 2.6.1: Development typologies

Typology No.	No. of units	Housing type	Original Dev Density (units per ha)	Net Dev Area (ha) ¹	Residential Density allowing for 4 Pitch Traveller site (units per ha)
Resi 13 T3	116	Flats	N/A	1.04	130
Resi 16 T3	546	Flats	N/A	2.88	200

Table 2.6.2: Unit mix applied to market housing

Tenure	Private Housing					
Type	Studio	1BF	2BF	3BF	4BF	3BH
Size (sq m)	39	50	70	86	99	93
Resi 13 and Resi 16	5%	30%	45%	18%	2%	0%

Table 2.6.1: Unit mix applied to affordable tenures

Tenure	Low-cost rent					Camden Intermediate Rent					
Type	1BF	2BF	3BF	4BF	3BH	Studio	1BF	2BF	3BF	4BF	3BH
Size (sq m)	50	70	86	99	93	39	50	70	86	99	93
Resi 13 – Resi 16	15%	35%	40%	10%	0%	5%	55%	40%	0%	0%	0%

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

Strategic sites

- 2.7 The SSVS testing assesses the viability of three strategic sites spanning four Local Plan allocations. We have accordingly sensitivity tested the provision of Traveller pitches on two of these sites:
- 120-136 Camley Street Policy S5 and 104 – 114 Camley Street and Cedar Way Industrial Estate Policy S6; and
 - Murphy Site Policy C3.
- 2.8 We have not tested the provision of pitches on the Regis Road and Holmes Road Depot site (Policy C2) on the basis that the viability of this site was shown to be more challenging in the SSVS, predominantly due to the relatively high existing use value of this site.
- 2.9 In order to accommodate the Traveller pitches on the sites, we have assumed a proportional reduction in the floor area of all the land uses and number of residential units to the proportion of land required for the delivery of four Traveller pitches i.e. 1,500 sq m. This results in a reduction of circa 4.79% reduction on the Camley Street site (i.e. 860 to 819 dwellings and 20,956 sq m reduced to circa 19,952 sq m) and for the Murphy's site a circa 2.41% reduction (i.e. from 750 dwellings to 732 and 76,000 sq m of floorspace reduced to circa 72,910 sq m which reflects the reduction to only the proposed new commercial floorspace not the existing buildings).
- 2.10 Table 2.10.1 summarises the developments tested.

Table 2.10.1: Strategic sites with Traveller provision tested

Site name	Development Tested	Gross site area (Ha)
120-136 Camley Street Policy S4 and 104-114 Camley Street and Cedar Way Industrial Estate Policy S5	■ 819 Dwellings ■ 20,956 sq m Commercial (Office, Lab Enabled Space and Retail) and 20% AW @ 50% MR for 15 Years ■ 4 Traveller pitches	3.13
Murphy Site Policy C3	■ 732 Dwellings ■ 72,910 sq m Commercial (Office, Lab Enabled Space, and Retail) and 20% AW @ 50% MR for 15 Years ■ 4 Traveller pitches	6.23

- 2.11 We have adopted the same unit mixes as applied to the Typologies tested in the LPRVS summarised in Table 2.6.1.

3 Development appraisals

Methodology

- 3.1 Our methodology follows standard development appraisal conventions and the standard methodology set out in the NPPG. It is also consistent with the methodology adopted in the LPRVS and SSVS. This study utilises the residual land value ('RLV') method of calculating the value of the development typologies and strategic sites tested. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for the site.
- 3.2 In order to assess whether a development scheme can be regarded as economically viable, the study compares the RLVs of the development typologies and strategic sites to either a site specific or range of benchmark land values i.e. existing use values (plus a premium), herein after referred to as benchmark land values ('BLVs'). If a development incorporating the emerging NCLP policy requirements generates a higher RLV than the BLV, then it can be judged that these policy requirements will not adversely impact scheme viability.

Appraisal inputs

- 3.3 As this testing builds on the viability appraisal work already undertaken in the LPRVS and SSVS, we have maintained consistent inputs to those adopted in these studies wherever possible and appropriate to do so². This ensures consistency in the Council's evidence base documents. The only element requiring additional information not contained within the previous testing are the assumptions adopted for the Traveller sites themselves in terms of cost and values.

Traveller Pitch Values

- 3.4 We have tested the Traveller pitches at three rental levels, as set out in Table 3.4.1 below. We have capitalised these rents at a 4% yield. Our research into rent levels for Traveller pitches has identified that there is very limited evidence published online. The Council has provided information on the rents currently being charged on the two sites in the Borough, and has also advised that other rent levels adopted in this assessment should relate to London or nearby counties. In addition, the Council indicated that the rents adopted should not be disproportionately higher than those achieved for existing Camden sites. Accordingly, the higher rent levels tested relate to sites in London and in Bedford, which are just above twice the indexed rent level for pitches on the existing Camden sites.

Table 3.4.1 Traveller pitch rents tested

Rental Level (per single pitch per week)	Basis of Rental Assumption
Base / Lower Rent: £57.51	Rent of £46.24 per week per pitch based on current rents on LB Camden sites which were set in April 2020 indexed up from 2020 using CPI +1% (capped at 7% in the 2023-24 period)

² We are aware that site promoters may take the view that that the presence of Traveller pitches would reduce the sales values and/or sales rate of other homes and commercial spaces on their site. This testing does not seek to take this into account because it would be impossible to verify whether such an impact would arise given the mutually exclusive nature of this proposition, and consequently it is impossible to quantify any such impact.

Rental Level (per single pitch per week)	Basis of Rental Assumption
Medium Rent: £119.90	Rent of £83.00 per week published by the London Assembly Housing Committee for Brideale Close in LB Southwark in September 2014, indexed up using CPI +1% to Q1 2024 ³
High Rent: £123.50	Rent of £123.50 per week per pitch on the Kempston Hardwick caravan site and Willow Drift caravan site, both in the Borough of Bedford ⁴

Build costs

- 3.5 The Council commissioned CDM Project Services ('CDM') to provide this additional cost consultancy advice in relation to the build costs and extra over costs associated with policy requirements to supplement the advice provided in the LPRVS and SSVS. For full details and breakdown of all the costs see Appendix 1 for a copy of CDM's report.

Profit on Traveller pitches

- 3.6 We have applied a profit of 15% of GDV as standard on all of the Traveller pitches development in this testing, reflecting a commercial market return.
- 3.7 We have however also sensitivity tested an alternative 6% profit on GDV scenario in the Typology testing of the standalone pitches, to understand the impact of a reduced profit position on the viability of such schemes. This level of profit would reflect an allowance akin to that adopted for affordable housing or to account for a contractor or project management level of return⁵.

Approach to testing

- 3.8 In order to test the viability of standalone Traveller pitches and a policy requiring provision of Traveller pitches within developments in the Borough, we have undertaken three sets of appraisal testing:
- i 2 x standalone Traveller site typologies;
 - ii 2 x larger residential development typologies with Traveller site provision; and
 - iii 2 x strategic sites with Traveller site provision.
- 3.9 For the larger development typologies and the strategic sites we have accordingly allowed for the emerging NCLP policy requirements including the delivery of on-site affordable housing as a range of affordable housing levels (i.e. 0% 10%, 15%, 20%, 25%, 30%, 35%, 40%, 45%, 50% and 100%). We have applied a tenure split of 60% London Affordable Rent ('LAR') and 40% Camden Intermediate Rent ('CIR').
- 3.10 For the strategic sites, we have also sensitivity tested the sites allowing for growth in values and inflation in build costs in line with the assumptions adopted in the SSVS, reflecting the longer term nature of delivery of development on these sites.
- 3.11 As with our previous studies supporting the NCLP, the methodology adopted for reporting the results of this testing is a 'traffic light' system. Each page of the results show the residual land value ('RLV') (shown in the grey boxes at the top of the page) generated by the particular scheme/typology being tested (based on the particular combination of affordable housing percentage (shown down the left hand column of the results), tenure of AH, private residential

³ <http://www.londongypsiesandtravellers.org.uk/wp-content/uploads/2017/06/9-September-2014-London-Assembly-Housing-Committee-Gypsy-and-Traveller-Site-Visit.pdf>

⁴ <https://www.bedford.gov.uk/housing/gypsies-and-travellers/find-site>

⁵ These profit levels are assumed on the basis that either a developer would deliver serviced Traveller pitches directly and seek a profit accordingly, or alternatively that the site would be acquired by the Council who would then need to provide a return to a contractor for delivery of the serviced pitches.

sales values tested (identified in the boxes at the top of the results sheets)) and compares these RLVs to each of the four benchmark land values, (shown in the yellow boxes on the right hand side of the page as a per Ha rate). The comparison of the RLVs against a particular benchmark are shown in a series of results grids below the RLVs and the specific benchmark they are being measured against. The specific benchmark is calculated by multiplying the per Ha rate by the size of the site of the typology being tested (shown in the box at the top right and side of the results page).

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

4 Appraisal results and analysis

- 4.1 This section should be read in conjunction with the full results attached at **Appendix 2** (standalone Traveller site typologies), **appendices 3 and 4** (larger residential development typologies without and with Traveller site provision respectively) and **appendices 5 and 6** (strategic sites without and with Traveller site provision respectively). In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the Borough for the typologies and specific to the strategic sites as appropriate. These RLVs are then compared to appropriate benchmark land values.
- 4.2 Development value in densely developed areas is finite and is rarely enhanced through the adoption of new policy requirements. This is because existing use values are sometimes relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process.
- 4.3 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Council's policy requirements* and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements, it is unlikely to come forward and policy requirements would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites would remain in their existing use.

Standalone Traveller Site Typologies

- 4.4 We set out in table 4.4.1 the results of the two standalone Traveller site typologies tested at three rental levels and sensitivity tested a lower profit position (i.e. reduced from 15% on GDV to 6% on akin to the profit on affordable housing or a contractor/management level of return).

Table 4.4.1: Results of Traveller Typology testing

Measured against BLV 1 (Higher Value Secondary Offices)

15% Profit on GDV

Rent	Single Pitch Typology	Four Pitch Typology
Base Pitch Rent 2020 indexed with CPI +1% (£57.51 per pitch per wk)	-£5,344,579	-£20,718,632
Medium Pitch Rent - LB Southwark indexed from 2014 (£119.91 per pitch per wk)	-£5,287,100	-£20,492,392
High Pitch Rent - Bedford BC (£123.50 per pitch per wk)	-£5,283,784	-£20,479,338

6% Profit on GDV

Rent	Single Pitch Typology	Four Pitch Typology
Base Pitch Rent 2020 indexed with CPI +1% (£57.51 per pitch per wk)	-£5,338,970	-£20,696,551
Medium Pitch Rent - LB Southwark indexed from 2014 (£119.91 per pitch per wk)	-£5,275,404	-£20,446,357
High Value - Bedford BC (£123.50 per pitch per wk)	-£5,271,737	-£20,431,920

Measured Against BLV 2 (Medium Value Secondary Offices)

15% Profit on GDV

Rent	Single Pitch Typology	Four Pitch Typology
Base Pitch Rent 2020 indexed with CPI +1% (£57.51 per pitch per wk)	-£3,321,429	-£12,626,032
Medium Pitch Rent - LB Southwark indexed from 2014 (£119.91 per pitch per wk)	-£3,263,950	-£12,399,792
High Pitch Rent - Bedford BC (£123.50 per pitch per wk)	-£3,260,634	-£12,386,738

6% Profit on GDV

Rent	Single Pitch Typology	Four Pitch Typology
Base Pitch Rent 2020 indexed with CPI +1% (£57.51 per pitch per wk)	-£3,315,820	-£12,603,951
Medium Rent - LB Southwark indexed from 2014 (£119.91 per pitch per wk)	-£3,252,254	-£12,353,757
High Value - Bedford BC (£123.50 per pitch per wk)	-£3,248,587	-£12,339,320

Measured Against BLV 3 (Lower Value Secondary Offices and Community Space)

15% Profit on GDV

Rent	Single Pitch Typology	Four Pitch Typology
Base Pitch Rent 2020 indexed with CPI +1% (£57.51 per pitch per wk)	-£2,483,129	-£9,272,832
Medium Pitch Rent - LB Southwark indexed from 2014 (£119.91 per pitch per wk)	-£2,425,650	-£9,046,592
High Pitch Rent - Bedford BC (£123.50 per pitch per wk)	-£2,422,334	-£9,033,538

6% Profit on GDV

Rent	Single Pitch Typology	Four Pitch Typology
Base Pitch Rent 2020 indexed with CPI +1% (£57.51 per pitch per wk)	-£2,477,520	-£9,250,751
Medium Rent - LB Southwark indexed from 2014 (£119.91 per pitch per wk)	-£2,413,954	-£9,000,557
High Value - Bedford BC (£123.50 per pitch per wk)	-£2,410,287	-£8,986,120

Measured Against BLV 4 (Industrial /Storage / Distribution)

15% Profit on GDV

Rent	Single Pitch Typology	Four Pitch Typology
Base Pitch Rent 2020 indexed with CPI +1% (£57.51 per pitch per wk)	-£1,492,179	-£5,309,032
Medium Pitch Rent - LB Southwark indexed from 2014 (£119.91 per pitch per wk)	-£1,434,700	-£5,082,792
High Pitch Rent - Bedford BC (£123.50 per pitch per wk)	-£1,431,384	-£5,069,738

6% Profit on GDV

Rent	Single Pitch Typology	Four Pitch Typology
Base Pitch Rent 2020 indexed with CPI +1% (£57.51 per pitch per wk)	-£1,486,570	-£5,286,951
Medium Rent - LB Southwark indexed from 2014 (£119.91 per pitch per wk)	-£1,423,004	-£5,036,757
High Value - Bedford BC (£123.50 per pitch per wk)	-£1,419,337	-£5,022,320

- 4.5 The results of our testing indicate that all of the scenarios tested are unviable i.e. they generate a deficit when measured against the benchmark land values and moreover produce a negative residual land value. This indicates that the costs of delivering Traveller pitches exceeds the GDV generated by the completed pitches. Consequently, the delivery of Traveller pitches would require subsidy to deliver them and to cover the land value as well.
- 4.6 The sensitivity test with the lower profit reflects a marginal improvement in viability of the typologies, however the typologies remain unviable.

Large Development Typologies with Traveller Provision

- 4.7 We set out the full results of our testing of the provision of a 4 pitch Traveller site on the two lowest density larger Residential Development Typologies (Nos. 13 and 16) tested in the LPVS (and set out in section 2.4 - 2.6 above) at Appendix 4. Appendix 3 sets out the results of these typologies as provided in the local plan testing without the provision of Traveller pitches⁶.
- 4.8 We set out below a summary of the results of our appraisals testing Typology 13 in table 4.8.1 measured against the range of benchmark land values adopted in the assessment and the base and higher Pitch Rent levels to establish if the scenarios are viable.

⁶ Appendix 3 presents the results of our base testing (i.e. current costs and values) of Residential Typology 13 at a specific value area and CIL Zone in the Borough assessed against the range of BLVs, then moves on to the next specific value area and CIL Zone again measured against the range of BLVs. This continues through all of the identified value areas and CIL Zones in the Borough. The same is then set out for the results of our testing against Residential Typology 16. Appendix 4 presents the results in a similar way, with the difference being that there is further testing undertaken at the three pitch rents identified in this study. Consequently, after cycling through the results of all of the identified residential value areas and CIL Zones in the Borough at a specified pitch rent for the Typology 13 T3, the next set of results presented are of the same typology, testing the next pitch rent at each of the identified residential value areas and CIL Zones before cycling through this again with the final pitch rent. The same approach is then taken in setting out the results of our testing for Residential Typology 16 T3.

Table 4.8.1: Results of Typology 13 – 135 Flats (130 dph) and Typology 13 T3 – 116 Flats & 4 Traveller pitches (130 dph)

Kings Cross Higher Value (£1,750 per sq ft)

Measured Against BLV 2 (Medium Value Secondary Offices)

TYPOLOGY 13 – 135 FLATS (130 DPH)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£864,453	£7,686,388	£9,714,738	£9,832,371	£10,126,452	£11,890,940	£12,871,213
60% LAR : 40% CIR	5%	£3,183,143	£11,459,731	£13,480,236	£13,597,415	£13,890,360	£15,648,030	£16,624,514
60% LAR : 40% CIR	10%	£7,243,853	£15,246,877	£17,260,184	£17,376,923	£17,668,819	£19,420,206	£20,393,198
60% LAR : 40% CIR	15%	£11,317,552	£19,047,705	£21,054,381	£21,170,757	£21,461,696	£23,209,251	£24,177,123
60% LAR : 40% CIR	20%	£15,404,115	£22,862,085	£24,862,756	£24,978,783	£25,268,849	£27,009,251	£27,976,140
60% LAR : 40% CIR	25%	£19,503,421	£26,689,885	£28,685,149	£28,800,861	£29,090,143	£30,825,834	£31,790,108
60% LAR : 40% CIR	30%	£23,631,608	£30,530,976	£32,521,425	£32,636,859	£32,925,440	£34,656,934	£35,618,875
60% LAR : 40% CIR	35%	£27,777,253	£34,385,227	£36,371,449	£36,486,636	£36,774,603	£38,502,410	£39,462,302
60% LAR : 40% CIR	40%	£31,935,458	£38,252,508	£40,235,083	£40,350,057	£40,637,494	£42,362,118	£43,320,242
60% LAR : 40% CIR	45%	£36,106,095	£42,132,689	£44,112,191	£44,226,987	£44,513,977	£46,286,684	£47,247,812
60% LAR : 40% CIR	50%	£40,289,037	£46,025,638	£48,028,432	£48,144,831	£48,435,828	£50,181,619	£51,151,811

TYPOLOGY 13 T3 – 116 FLATS & 4 TRAVELLER PITCHES (130 DPH)

(i) Lower Pitch Rent (£57.51 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,487,976	£17,945,552	£19,656,117	£19,785,321	£20,003,329	£21,481,386	£22,316,075
60% LAR : 40% CIR	5%	£14,809,343	£21,103,558	£22,807,517	£22,936,337	£23,153,387	£24,635,658	£25,459,189
60% LAR : 40% CIR	10%	£18,171,757	£24,273,215	£25,971,084	£26,099,551	£26,315,718	£27,792,720	£28,613,276
60% LAR : 40% CIR	15%	£21,545,114	£27,454,408	£29,146,704	£29,244,848	£29,450,205	£30,953,281	£31,793,621
60% LAR : 40% CIR	20%	£24,929,309	£30,647,031	£32,334,263	£32,432,112	£32,637,269	£34,167,402	£34,985,254
60% LAR : 40% CIR	25%	£28,324,239	£33,850,912	£35,551,220	£35,650,294	£35,857,976	£37,384,075	£38,209,686
60% LAR : 40% CIR	30%	£31,729,890	£37,060,535	£38,764,754	£38,863,588	£39,130,672	£40,613,179	£41,436,793
60% LAR : 40% CIR	35%	£35,146,687	£40,279,455	£42,030,059	£42,128,682	£42,384,588	£43,854,588	£44,676,450
60% LAR : 40% CIR	40%	£38,572,384	£43,509,535	£45,287,017	£45,385,459	£45,631,562	£47,108,185	£47,928,531
60% LAR : 40% CIR	45%	£42,019,400	£46,860,661	£48,555,511	£48,653,800	£48,899,521	£50,373,846	£51,185,546
60% LAR : 40% CIR	50%	£45,482,483	£50,142,716	£51,835,426	£51,934,396	£52,183,549	£53,678,466	£54,508,975

(ii) Higher Pitch Rent (£123.50 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,247,813	£17,735,388	£19,445,953	£19,545,157	£19,793,165	£21,281,217	£22,107,912
60% LAR : 40% CIR	5%	£14,598,180	£20,893,395	£22,597,353	£22,696,174	£22,943,224	£24,425,525	£25,249,025
60% LAR : 40% CIR	10%	£17,961,593	£24,063,052	£25,769,921	£25,869,387	£26,105,555	£27,589,586	£28,403,113
60% LAR : 40% CIR	15%	£21,334,951	£27,244,245	£28,936,541	£29,034,684	£29,280,043	£30,752,191	£31,560,250
60% LAR : 40% CIR	20%	£24,719,146	£30,436,868	£32,124,099	£32,221,948	£32,466,571	£33,954,032	£34,761,884
60% LAR : 40% CIR	25%	£28,114,076	£33,640,809	£35,337,850	£35,436,923	£35,684,608	£37,170,705	£37,986,316
60% LAR : 40% CIR	30%	£31,519,637	£36,867,161	£38,551,385	£38,670,218	£38,917,302	£40,399,608	£41,223,422
60% LAR : 40% CIR	35%	£34,935,724	£40,116,085	£41,816,689	£41,915,312	£42,161,870	£43,641,219	£44,463,080
60% LAR : 40% CIR	40%	£38,362,231	£43,376,166	£45,073,647	£45,172,088	£45,418,192	£46,894,916	£47,715,161
60% LAR : 40% CIR	45%	£41,806,030	£46,647,293	£48,342,141	£48,440,430	£48,686,155	£50,180,436	£50,979,545
60% LAR : 40% CIR	50%	£45,276,113	£49,926,348	£51,622,056	£51,720,220	£51,966,924	£53,461,541	£54,262,349

CIL Zone A, Central Zone Lower Value (£1,900 per sq ft)

Measured Against BLV 2 (Medium Value Secondary Offices)

TYPOLOGY 13 – 135 FLATS (130 DPH)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,840,883	£1,156,776	£841,080	£996,945	£1,246,607	£2,962,051	£3,972,322
60% LAR - 40% CIR	5%	£5,344,465	£3,041,910	£5,032,050	£5,147,467	£5,436,414	£7,194,084	£8,170,567
60% LAR - 40% CIR	10%	£934,933	£7,254,201	£9,251,162	£9,367,921	£9,659,919	£11,411,205	£12,384,197
60% LAR - 40% CIR	15%	£3,667,587	£11,463,645	£13,460,325	£13,608,700	£13,897,636	£15,643,270	£16,615,086
60% LAR - 40% CIR	20%	£8,222,973	£15,742,972	£17,743,643	£17,859,670	£18,146,737	£19,890,138	£20,857,027
60% LAR - 40% CIR	25%	£12,771,088	£20,015,718	£22,010,981	£22,126,694	£22,415,975	£24,151,666	£25,115,938
60% LAR - 40% CIR	30%	£17,331,842	£24,301,753	£26,292,203	£26,407,636	£26,696,217	£28,427,711	£29,389,652
60% LAR - 40% CIR	35%	£21,905,078	£28,600,948	£30,587,170	£30,702,357	£30,990,325	£32,718,131	£33,678,023
60% LAR - 40% CIR	40%	£26,509,360	£32,913,174	£34,895,748	£35,010,723	£35,298,161	£37,022,784	£37,980,908
60% LAR - 40% CIR	45%	£31,132,171	£37,238,299	£39,131,801	£39,246,587	£39,534,525	£41,241,525	£42,208,158
60% LAR - 40% CIR	50%	£35,767,289	£41,576,193	£43,553,192	£43,667,842	£43,954,487	£45,682,487	£46,652,491

TYPOLOGY 13 T3 – 116 FLATS & 4 TRAVELLER PITCHES (130 DPH)

(i) Lower Pitch Rent (£57.51 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,967,129	£10,454,703	£12,165,269	£12,264,472	£12,512,481	£14,000,532	£14,617,227
60% LAR - 40% CIR	5%	£7,693,037	£13,967,254	£16,091,212	£16,190,031	£16,437,081	£17,919,363	£18,542,883
60% LAR - 40% CIR	10%	£11,429,984	£17,531,451	£19,229,321	£19,327,788	£19,573,955	£21,050,566	£21,673,512
60% LAR - 40% CIR	15%	£15,177,893	£21,087,189	£22,779,484	£22,877,627	£23,123,985	£24,595,134	£25,218,294
60% LAR - 40% CIR	20%	£18,936,631	£24,654,353	£26,341,585	£26,439,433	£26,684,056	£28,151,794	£28,769,204
60% LAR - 40% CIR	25%	£22,706,104	£28,232,637	£29,915,508	£30,013,082	£30,257,054	£31,720,818	£32,338,918
60% LAR - 40% CIR	30%	£26,486,207	£31,822,529	£33,501,140	£33,598,498	£33,841,959	£35,303,514	£35,914,128
60% LAR - 40% CIR	35%	£30,276,955	£35,423,320	£37,115,441	£37,212,055	£37,455,022	£38,909,871	£39,518,032
60% LAR - 40% CIR	40%	£34,077,868	£39,032,969	£40,750,446	£40,846,888	£41,089,582	£42,571,615	£43,178,962
60% LAR - 40% CIR	45%	£37,889,253	£42,652,138	£44,396,989	£44,493,277	£44,735,998	£46,215,323	£46,823,393
60% LAR - 40% CIR	50%	£41,712,007	£46,282,243	£48,054,951	£48,151,115	£48,393,522	£49,870,972	£50,479,001

(ii) Higher Pitch Rent (£123.50 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,756,966	£10,244,540	£11,955,106	£12,054,309	£12,302,318	£13,790,369	£14,407,064
60% LAR - 40% CIR	5%	£7,482,674	£13,777,089	£15,481,048	£15,579,869	£15,826,918	£17,309,219	£17,926,720
60% LAR - 40% CIR	10%	£11,219,831	£17,321,288	£19,019,158	£19,117,625	£19,363,792	£20,840,793	£21,458,394
60% LAR - 40% CIR	15%	£14,967,730	£20,877,024	£22,569,320	£22,667,464	£22,913,632	£24,384,970	£24,999,831
60% LAR - 40% CIR	20%	£18,726,468	£24,444,199	£26,131,421	£26,229,270	£26,475,893	£27,941,631	£28,556,941
60% LAR - 40% CIR	25%	£22,485,940	£28,022,674	£29,705,345	£29,802,925	£30,048,890	£31,510,654	£32,125,605
60% LAR - 40% CIR	30%	£26,276,044	£31,612,365	£33,290,976	£33,388,325	£33,634,696	£35,097,143	£35,712,757
60% LAR - 40% CIR	35%	£30,086,672	£35,213,158	£36,902,071	£37,000,694	£37,247,252	£38,708,602	£39,324,462
60% LAR - 40% CIR	40%	£33,867,722	£38,835,596	£40,537,076	£40,635,516	£40,881,622	£42,339,245	£42,955,502
60% LAR - 40% CIR	45%	£37,679,090	£42,488,768	£44,183,618	£44,281,807	£44,527,628	£46,001,953	£46,618,023
60% LAR - 40% CIR	50%	£41,500,670	£46,148,674	£47,841,580	£47,939,744	£48,185,153	£49,657,603	£50,273,631

CIL Zone A, Central Zone Medium Value (£2,250)

Measured Against BLV 2 (Medium Value Secondary Offices)

TYPOLOGY 13 – 135 FLATS (130 DPH)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,785,885	£21,766,864	£19,769,007	£19,653,143	£19,363,481	£17,625,511	£16,659,972
60% LAR : 40% CIR	5%	£25,242,216	£16,537,674	£14,547,534	£14,432,117	£14,143,575	£12,412,320	£11,450,512
60% LAR : 40% CIR	10%	£19,685,435	£11,294,877	£9,311,849	£9,196,845	£8,909,334	£7,184,269	£6,225,900
60% LAR : 40% CIR	15%	£14,115,665	£6,038,605	£4,062,087	£3,947,460	£3,660,894	£1,941,498	£986,278
60% LAR : 40% CIR	20%	£8,533,030	£788,985	£-1,004,616	£-1,116,561	£-1,401,608	£-3,316,864	£-4,266,211
60% LAR : 40% CIR	25%	£2,937,653	£-4,513,854	£-6,479,131	£-6,593,105	£-6,875,040	£-8,587,545	£-9,542,880
60% LAR : 40% CIR	30%	£-2,670,340	£-9,809,784	£-11,770,319	£-11,884,018	£-12,168,263	£-13,892,857	£-14,854,798
60% LAR : 40% CIR	35%	£-8,290,827	£-15,119,677	£-17,090,520	£-17,205,707	£-17,493,674	£-19,221,481	£-20,181,373
60% LAR : 40% CIR	40%	£-13,923,684	£-20,454,728	£-22,437,302	£-22,552,277	£-22,839,714	£-24,564,337	£-25,522,461
60% LAR : 40% CIR	45%	£-19,568,786	£-25,816,057	£-27,797,559	£-27,912,355	£-28,199,345	£-29,921,283	£-30,877,916
60% LAR : 40% CIR	50%	£-25,226,010	£-31,184,154	£-33,171,154	£-33,285,804	£-33,572,428	£-35,292,177	£-36,247,593

TYPOLOGY 13 T3 – 116 FLATS & 4 TRAVELLER PITCHES (130 dph)

(i) Lower Pitch Rent (£57.51 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,407,620	£7,017,546	£5,313,376	£5,214,172	£4,969,164	£3,476,112	£2,861,418
60% LAR : 40% CIR	5%	£9,826,501	£2,617,460	£3,913,501	£3,814,681	£3,569,673	£2,076,622	£1,738,171
60% LAR : 40% CIR	10%	£4,234,502	£-1,800,671	£-3,498,541	£-3,597,007	£-3,843,175	£-5,320,176	£-6,140,733
60% LAR : 40% CIR	15%	£-986,278	£-6,230,340	£-7,922,635	£-8,020,779	£-8,266,137	£-9,738,285	£-10,556,146
60% LAR : 40% CIR	20%	£-4,981,731	£-10,671,437	£-12,358,668	£-12,456,518	£-12,701,141	£-14,168,878	£-14,984,289
60% LAR : 40% CIR	25%	£-9,605,759	£-15,123,854	£-16,806,525	£-16,904,109	£-17,148,070	£-18,611,835	£-19,425,037
60% LAR : 40% CIR	30%	£-14,251,155	£-19,587,478	£-21,266,089	£-21,363,437	£-21,606,807	£-23,067,033	£-23,878,270
60% LAR : 40% CIR	35%	£-18,915,716	£-24,062,201	£-25,737,245	£-25,834,387	£-26,077,240	£-27,534,356	£-28,343,864
60% LAR : 40% CIR	40%	£-23,590,699	£-28,547,911	£-30,219,881	£-30,316,843	£-30,559,248	£-32,013,680	£-32,821,697
60% LAR : 40% CIR	45%	£-28,275,998	£-33,044,501	£-34,713,880	£-34,810,691	£-35,052,718	£-36,512,104	£-37,321,173
60% LAR : 40% CIR	50%	£-32,971,511	£-37,551,899	£-39,233,841	£-39,330,006	£-39,572,414	£-41,049,894	£-41,867,802

(ii) Higher Pitch Rent (£123.50 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,614,624	£7,224,551	£5,523,539	£5,424,336	£5,176,327	£3,688,276	£2,861,581
60% LAR : 40% CIR	5%	£9,033,507	£2,827,623	£1,123,665	£1,024,845	£777,794	£204,506	£-1,528,007
60% LAR : 40% CIR	10%	£4,441,507	£-1,580,508	£-3,288,377	£-3,386,844	£-3,633,011	£-5,110,012	£-5,930,569
60% LAR : 40% CIR	15%	£-161,271	£-6,020,177	£-7,712,472	£-7,810,616	£-8,055,974	£-9,528,122	£-10,345,983
60% LAR : 40% CIR	20%	£-4,774,726	£-10,461,274	£-12,148,505	£-12,246,355	£-12,490,977	£-13,958,715	£-14,774,124
60% LAR : 40% CIR	25%	£-9,396,754	£-14,913,690	£-16,596,362	£-16,693,946	£-16,937,805	£-18,401,671	£-19,219,873
60% LAR : 40% CIR	30%	£-14,040,992	£-19,377,314	£-21,055,925	£-21,153,274	£-21,396,644	£-22,856,870	£-23,668,106
60% LAR : 40% CIR	35%	£-18,705,593	£-23,852,036	£-25,527,082	£-25,624,223	£-25,867,075	£-27,324,191	£-28,133,700
60% LAR : 40% CIR	40%	£-23,380,536	£-28,337,748	£-30,009,718	£-30,106,619	£-30,349,085	£-31,803,516	£-32,611,534
60% LAR : 40% CIR	45%	£-28,065,835	£-32,834,338	£-34,503,716	£-34,600,528	£-34,842,555	£-36,298,733	£-37,117,803
60% LAR : 40% CIR	50%	£-32,761,348	£-37,341,695	£-39,020,473	£-39,118,635	£-39,364,044	£-40,838,494	£-41,654,522

CIL Zone B Medium Value (£1,150 per sq ft)

Measured Against BLV 4 (Industrial /Storage / Distribution)

TYPOLOGY 13 – 135 FLATS (130 DPH)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,471,617	£5,636,495	£7,695,795	£7,815,212	£8,113,780	£9,905,192	£10,900,420
60% LAR - 40% CIR	5%	£228,562	£7,629,859	£9,681,194	£9,800,160	£10,097,574	£11,882,063	£12,873,446
60% LAR - 40% CIR	10%	£2,027,506	£9,637,245	£11,681,261	£11,799,791	£12,096,143	£13,874,251	£14,862,090
60% LAR - 40% CIR	15%	£4,297,362	£11,658,523	£13,695,818	£13,813,969	£14,109,347	£15,881,614	£16,866,206
60% LAR - 40% CIR	20%	£6,579,978	£13,693,559	£15,724,757	£15,842,553	£16,137,047	£17,904,003	£18,885,645
60% LAR - 40% CIR	25%	£8,888,835	£15,742,220	£17,767,928	£17,885,407	£18,179,103	£19,941,276	£20,927,356
60% LAR - 40% CIR	30%	£11,217,454	£17,804,375	£19,825,195	£19,942,380	£20,235,375	£22,004,063	£23,030,712
60% LAR - 40% CIR	35%	£13,558,951	£19,879,892	£21,922,010	£22,042,550	£22,343,902	£24,152,011	£25,156,516
60% LAR - 40% CIR	40%	£15,913,197	£21,984,243	£24,068,961	£24,189,279	£24,490,075	£26,294,852	£27,297,507
60% LAR - 40% CIR	45%	£18,280,066	£24,158,509	£26,230,011	£26,350,142	£26,650,471	£28,452,440	£29,453,533
60% LAR - 40% CIR	50%	£20,659,430	£26,336,137	£28,405,021	£28,524,999	£28,824,945	£30,624,621	£31,624,442

TYPOLOGY 13 T3 – 116 FLATS & 4 TRAVELLER PITCHES (130 DPH)

(i) Lower Pitch Rent (£57.51 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,436,352	£10,022,916	£11,774,487	£11,876,741	£12,132,376	£13,666,193	£14,515,298
60% LAR - 40% CIR	5%	£5,300,114	£11,695,328	£13,451,682	£13,553,540	£13,808,187	£15,336,068	£16,184,891
60% LAR - 40% CIR	10%	£7,175,092	£13,381,341	£15,141,419	£15,242,913	£15,498,649	£17,019,068	£17,864,856
60% LAR - 40% CIR	15%	£9,061,180	£15,069,247	£16,843,579	£16,944,740	£17,197,643	£18,715,059	£19,558,068
60% LAR - 40% CIR	20%	£10,958,273	£16,816,932	£18,558,044	£18,658,902	£18,911,047	£20,423,916	£21,264,400
60% LAR - 40% CIR	25%	£12,866,263	£18,550,284	£20,284,696	£20,385,281	£20,636,743	£22,156,511	£23,017,039
60% LAR - 40% CIR	30%	£14,792,779	£20,283,189	£22,032,547	£22,134,419	£22,389,127	£23,940,535	£24,802,428
60% LAR - 40% CIR	35%	£16,742,800	£22,057,032	£23,831,565	£23,934,772	£24,192,789	£25,740,893	£26,600,951
60% LAR - 40% CIR	40%	£18,703,562	£23,871,820	£25,648,193	£25,751,210	£26,008,752	£27,554,003	£28,412,477
60% LAR - 40% CIR	45%	£20,674,959	£25,703,273	£27,476,894	£27,579,751	£27,836,892	£29,379,791	£30,236,876
60% LAR - 40% CIR	50%	£22,679,805	£27,546,167	£29,317,547	£29,420,272	£29,677,096	£31,217,970	£32,074,018

(ii) Higher Pitch Rent (£123.50 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,222,982	£9,809,546	£11,557,861	£11,660,115	£11,915,790	£13,449,557	£14,301,673
60% LAR - 40% CIR	5%	£5,086,745	£11,476,702	£13,236,096	£13,336,915	£13,591,561	£15,119,442	£15,969,265
60% LAR - 40% CIR	10%	£6,961,722	£13,154,715	£14,924,793	£15,026,288	£15,280,424	£16,802,442	£17,648,230
60% LAR - 40% CIR	15%	£8,847,610	£14,862,621	£16,626,953	£16,728,114	£16,981,017	£18,499,433	£19,341,442
60% LAR - 40% CIR	20%	£10,744,903	£16,602,396	£18,341,416	£18,442,277	£18,694,422	£20,207,291	£21,047,774
60% LAR - 40% CIR	25%	£12,652,893	£18,333,658	£20,068,070	£20,168,856	£20,420,118	£21,936,580	£22,773,752
60% LAR - 40% CIR	30%	£14,576,153	£20,076,564	£21,812,615	£21,914,488	£22,169,170	£23,671,248	£24,507,141
60% LAR - 40% CIR	35%	£16,526,174	£21,837,100	£23,608,278	£23,711,485	£23,969,503	£25,517,607	£26,377,664
60% LAR - 40% CIR	40%	£18,496,936	£23,648,532	£25,426,906	£25,527,923	£25,785,465	£27,330,717	£28,189,190
60% LAR - 40% CIR	45%	£20,458,333	£25,479,987	£27,253,608	£27,356,464	£27,613,605	£29,156,452	£30,013,589
60% LAR - 40% CIR	50%	£22,458,518	£27,332,880	£29,094,299	£29,196,985	£29,453,800	£30,994,684	£31,850,731

CIL Zone B High Value (£1,300 per sq ft)

Measured Against BLV BLV 4 (Industrial /Storage / Distribution)

TYPOLOGY 13 – 135 FLATS (130 DPH)

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,515,114	£3,286,122	£1,267,782	£1,150,150	£856,068	£808,420	£1,901,780
60% LAR : 40% CIR	5%	£8,819,884	£873,269	£1,147,237	£1,264,414	£1,557,360	£1,333,355	£4,324,737
60% LAR : 40% CIR	10%	£6,111,341	£1,563,397	£3,582,475	£3,701,015	£3,997,367	£5,775,475	£6,763,314
60% LAR : 40% CIR	15%	£3,389,611	£4,013,745	£6,046,973	£6,165,125	£6,460,503	£8,232,769	£9,217,362
60% LAR : 40% CIR	20%	£954,821	£6,494,647	£8,525,845	£8,643,641	£8,938,134	£10,705,091	£11,686,734
60% LAR : 40% CIR	25%	£2,092,907	£8,993,240	£11,018,948	£11,136,427	£11,430,123	£13,192,296	£14,171,282
60% LAR : 40% CIR	30%	£4,653,443	£11,595,307	£13,526,148	£13,643,342	£13,938,327	£15,694,241	£16,670,859
60% LAR : 40% CIR	35%	£1,626,664	£14,093,375	£16,047,303	£16,164,247	£16,459,639	£18,219,376	£19,195,317
60% LAR : 40% CIR	40%	£10,426,276	£16,569,452	£18,582,276	£18,699,006	£18,994,829	£20,741,766	£21,734,301
60% LAR : 40% CIR	45%	£13,250,388	£19,121,225	£21,134,358	£21,252,684	£21,550,866	£23,352,835	£24,353,929
60% LAR : 40% CIR	50%	£18,086,996	£21,700,132	£23,769,016	£23,888,995	£24,188,941	£25,988,618	£26,988,438

TYPOLOGY 13 T3 – 116 FLATS & 4 TRAVELLER PITCHES (130 DPH)

(i) Lower Pitch Rent (£57.51 per pitch per week)

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,117,880	£3,481,365	£4,198,631	£4,293,349	£4,351,142	£4,361,838	£5,901,207
60% LAR : 40% CIR	5%	£1,882,788	£4,507,466	£6,237,423	£6,337,751	£6,588,571	£8,093,489	£9,929,556
60% LAR : 40% CIR	10%	£370,237	£6,564,792	£8,288,569	£8,388,538	£8,638,460	£10,137,968	£10,975,233
60% LAR : 40% CIR	15%	£2,634,373	£8,633,833	£10,351,950	£10,451,591	£10,700,693	£12,208,193	£13,051,202
60% LAR : 40% CIR	20%	£4,909,513	£10,714,476	£12,433,935	£12,534,794	£12,786,338	£14,299,808	£15,140,291
60% LAR : 40% CIR	25%	£7,195,550	£12,808,932	£14,543,344	£14,643,029	£14,895,391	£16,404,166	£17,242,374
60% LAR : 40% CIR	30%	£9,492,881	£14,834,584	£16,664,820	£16,765,162	£17,016,016	£18,521,143	£19,357,324
60% LAR : 40% CIR	35%	£11,799,698	£17,071,695	£18,798,247	£18,898,375	£19,148,995	£20,650,016	£21,486,382
60% LAR : 40% CIR	40%	£14,117,065	£19,220,123	£20,943,504	£21,043,448	£21,293,307	£22,818,571	£23,657,045
60% LAR : 40% CIR	45%	£16,464,634	£21,379,763	£23,136,081	£23,238,938	£23,488,078	£25,038,925	£25,886,062
60% LAR : 40% CIR	50%	£18,829,314	£23,569,974	£25,371,353	£25,474,079	£25,720,892	£27,271,777	£28,127,824

(ii) Higher Pitch Rent (£123.50 per pitch per week)

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,328,044	£2,248,596	£3,985,262	£4,085,979	£4,337,772	£5,848,528	£6,687,637
60% LAR : 40% CIR	5%	£2,096,159	£4,294,096	£6,024,053	£6,124,381	£6,375,201	£7,880,119	£9,716,185
60% LAR : 40% CIR	10%	£199,867	£6,351,422	£8,075,199	£8,175,168	£8,425,990	£9,924,625	£10,768,608
60% LAR : 40% CIR	15%	£2,423,003	£8,420,463	£10,138,983	£10,238,221	£10,487,323	£11,991,567	£12,834,576
60% LAR : 40% CIR	20%	£4,696,142	£10,501,106	£12,217,310	£12,316,168	£12,570,312	£14,083,182	£14,923,665
60% LAR : 40% CIR	25%	£6,982,180	£12,583,241	£14,326,718	£14,427,303	£14,676,765	£16,187,540	£17,025,748
60% LAR : 40% CIR	30%	£9,278,011	£14,717,968	£16,448,194	£16,548,536	£16,799,391	£18,304,518	£19,140,699
60% LAR : 40% CIR	35%	£11,586,527	£16,855,069	£18,581,621	£18,681,749	£18,932,070	£20,433,990	£21,268,391
60% LAR : 40% CIR	40%	£13,904,625	£19,003,497	£20,726,879	£20,826,823	£21,076,682	£22,585,284	£23,453,757
60% LAR : 40% CIR	45%	£16,248,098	£21,163,138	£22,912,794	£23,015,651	£23,272,791	£24,815,638	£25,672,775
60% LAR : 40% CIR	50%	£18,612,698	£23,336,587	£25,148,058	£25,250,781	£25,507,895	£27,048,499	£27,904,537

CIL Zone C Low Value (£1,150 per sq ft)

Measured Against BLV 4 (Industrial /Storage / Distribution)

TYPOLOGY 13 – 135 FLATS (130 DPH)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,113,823	£2,334,874	£306,534	£188,902	£105,180	£189,476	£2,889,705
60% LAR - 40% CIR	5%	£11,288,657	£39,917	£2,071,014	£2,189,980	£2,487,395	£4,271,881	£5,263,267
60% LAR - 40% CIR	10%	£9,493,179	£2,498,321	£4,471,607	£4,590,147	£4,896,495	£9,684,058	£7,652,447
60% LAR - 40% CIR	15%	£9,598,514	£4,849,415	£6,886,210	£7,094,861	£7,300,236	£9,072,585	£10,057,098
60% LAR - 40% CIR	20%	£2,733,787	£7,284,988	£9,316,184	£9,433,982	£9,728,474	£11,496,439	£12,477,073
60% LAR - 40% CIR	25%	£143,876	£9,734,183	£11,759,892	£11,877,371	£12,171,066	£13,933,240	£14,912,225
60% LAR - 40% CIR	30%	£3,034,347	£12,196,875	£14,217,694	£14,334,689	£14,627,675	£16,385,767	£17,362,405
60% LAR - 40% CIR	35%	£5,937,504	£14,672,827	£16,689,454	£16,806,399	£17,098,760	£18,852,930	£19,827,469
60% LAR - 40% CIR	40%	£8,853,218	£17,162,207	£19,175,031	£19,291,761	£19,583,584	£21,344,048	£22,345,951
60% LAR - 40% CIR	45%	£11,806,004	£19,664,584	£21,691,085	£21,811,216	£22,111,543	£23,913,512	£24,914,609
60% LAR - 40% CIR	50%	£14,773,918	£22,209,840	£24,278,723	£24,398,702	£24,698,648	£26,498,325	£27,498,145

TYPOLOGY 13 T3 – 116 FLATS & 4 TRAVELLER PITCHES (130 DPH)

(i) Lower Pitch Rent (£57.51 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,476,385	£18,173,170	£19,936,335	£20,038,589	£20,294,223	£21,834,180	£22,705,705
60% LAR - 40% CIR	5%	£10,088,716	£19,448,083	£21,205,438	£21,307,296	£21,564,031	£23,127,850	£24,002,773
60% LAR - 40% CIR	10%	£11,711,682	£20,737,004	£22,506,444	£22,611,059	£22,872,598	£24,441,829	£25,313,625
60% LAR - 40% CIR	15%	£13,346,156	£22,046,152	£23,840,174	£23,944,445	£24,205,124	£25,769,199	£26,638,131
60% LAR - 40% CIR	20%	£15,008,133	£23,393,997	£25,186,586	£25,290,545	£25,550,444	£27,109,833	£27,976,160
60% LAR - 40% CIR	25%	£16,681,176	£24,757,816	£26,545,560	£26,649,238	£26,908,433	£28,463,601	£29,327,583
60% LAR - 40% CIR	30%	£18,365,176	£26,133,543	£27,916,974	£28,020,400	£28,278,969	£29,830,376	£30,692,270
60% LAR - 40% CIR	35%	£20,060,025	£27,521,062	£29,300,704	£29,403,911	£29,661,928	£31,210,032	£32,070,090
60% LAR - 40% CIR	40%	£21,770,813	£28,929,255	£30,696,629	£30,799,646	£31,057,187	£32,602,440	£33,460,912
60% LAR - 40% CIR	45%	£23,530,882	£30,331,008	£32,104,627	£32,207,483	£32,464,625	£34,007,472	£34,864,609

(ii) Higher Pitch Rent (£123.50 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,263,616	£17,898,544	£19,719,709	£19,821,963	£20,077,597	£21,614,248	£22,482,418
60% LAR - 40% CIR	5%	£9,875,346	£19,232,458	£20,988,812	£21,090,670	£21,345,317	£22,904,563	£23,779,486
60% LAR - 40% CIR	10%	£11,498,292	£20,529,377	£22,283,355	£22,387,773	£22,649,311	£24,218,542	£25,090,338
60% LAR - 40% CIR	15%	£13,132,348	£21,826,220	£23,616,887	£23,721,158	£23,981,838	£25,545,912	£26,414,843
60% LAR - 40% CIR	20%	£14,791,508	£23,173,719	£24,993,300	£25,097,259	£25,357,157	£26,896,546	£27,752,874
60% LAR - 40% CIR	25%	£16,464,650	£24,534,528	£26,322,273	£26,425,952	£26,685,146	£28,240,314	£29,104,296
60% LAR - 40% CIR	30%	£18,148,550	£25,910,256	£27,693,587	£27,797,114	£28,055,682	£29,607,089	£30,468,983
60% LAR - 40% CIR	35%	£19,843,400	£27,297,775	£29,077,417	£29,180,624	£29,438,641	£30,966,745	£31,846,803
60% LAR - 40% CIR	40%	£21,550,881	£28,696,968	£30,473,342	£30,576,359	£30,833,901	£32,379,153	£33,237,626
60% LAR - 40% CIR	45%	£23,307,595	£30,107,719	£31,881,340	£31,984,196	£32,241,338	£33,784,185	£34,641,322
60% LAR - 40% CIR	50%	£25,087,313	£31,528,911	£33,301,290	£33,404,016	£33,660,829	£35,201,714	£36,057,761

CIL Zone C Medium Value (£1,500 per sq ft)

Measured Against BLV 3 (Lower Value Secondary Offices and Community Space)

TYPOLOGY 13 – 135 FLATS (130 DPH)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,576,051	£29,347,504	£11,375,844	£11,483,478	£11,787,558	£13,552,048	£14,532,318
60% LAR : 40% CIR	5%	£701,290	£12,167,240	£14,187,745	£14,304,924	£14,597,868	£16,355,538	£17,332,021
60% LAR : 40% CIR	10%	£3,991,943	£15,000,788	£17,014,074	£17,130,833	£17,422,731	£19,174,118	£20,147,110
60% LAR : 40% CIR	15%	£7,295,783	£17,848,019	£19,854,695	£19,971,071	£20,262,010	£22,007,641	£22,989,523
60% LAR : 40% CIR	20%	£10,612,685	£20,708,800	£22,709,471	£22,825,458	£23,115,565	£24,877,788	£25,859,430
60% LAR : 40% CIR	25%	£13,942,522	£23,583,003	£25,592,181	£25,709,660	£26,003,355	£27,765,528	£28,744,514
60% LAR : 40% CIR	30%	£17,285,168	£26,479,095	£28,499,916	£28,617,110	£28,910,095	£30,668,009	£31,644,627
60% LAR : 40% CIR	35%	£20,640,499	£29,405,080	£31,421,607	£31,538,552	£31,830,913	£33,585,083	£34,559,621
60% LAR : 40% CIR	40%	£24,008,389	£32,344,292	£34,357,117	£34,473,845	£34,765,689	£36,516,607	£37,489,349
60% LAR : 40% CIR	45%	£27,388,711	£35,296,600	£37,306,396	£37,422,854	£37,714,222	£39,462,435	£40,433,684
60% LAR : 40% CIR	50%	£30,782,753	£38,261,873	£40,289,037	£40,405,437	£40,696,435	£42,443,589	£43,413,418

TYPOLOGY 13 T3 – 116 FLATS & 4 TRAVELLER PITCHES (130 DPH)

(i) Lower Pitch Rent (£57.51 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,506,083	£16,004,918	£17,741,583	£17,842,301	£18,094,094	£19,804,850	£20,444,159
60% LAR : 40% CIR	5%	£9,233,212	£18,403,859	£20,133,616	£20,234,144	£20,484,964	£22,189,882	£22,825,947
60% LAR : 40% CIR	10%	£11,971,389	£20,814,625	£22,538,401	£22,638,370	£22,888,293	£24,587,831	£25,223,938
60% LAR : 40% CIR	15%	£14,720,568	£23,237,106	£24,945,293	£25,044,864	£25,293,986	£26,989,571	£27,625,916
60% LAR : 40% CIR	20%	£17,480,467	£25,671,190	£27,384,165	£27,483,508	£27,731,884	£29,421,688	£30,057,844
60% LAR : 40% CIR	25%	£20,251,159	£28,116,768	£29,825,112	£29,924,185	£30,171,888	£31,657,967	£32,292,815
60% LAR : 40% CIR	30%	£23,047,254	£30,573,720	£32,277,944	£32,376,778	£32,623,880	£34,129,008	£34,763,187
60% LAR : 40% CIR	35%	£25,858,635	£33,041,942	£34,763,531	£34,863,659	£35,113,979	£36,615,900	£37,250,300
60% LAR : 40% CIR	40%	£28,680,995	£35,542,628	£37,266,210	£37,366,153	£37,616,012	£39,115,166	£39,749,030
60% LAR : 40% CIR	45%	£31,513,630	£38,059,890	£39,780,601	£39,880,389	£40,129,859	£41,626,880	£42,261,677
60% LAR : 40% CIR	50%	£34,356,634	£40,588,052	£42,310,704	£42,411,885	£42,664,839	£44,158,179	£44,804,225

(ii) Higher Pitch Rent (£123.50 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,295,020	£15,791,548	£17,528,214	£17,628,931	£17,880,724	£19,391,480	£20,230,789
60% LAR : 40% CIR	5%	£9,023,049	£18,190,489	£19,920,446	£20,020,774	£20,271,593	£21,776,511	£22,612,577
60% LAR : 40% CIR	10%	£11,781,225	£20,601,255	£22,325,032	£22,425,001	£22,674,923	£24,174,461	£25,007,537
60% LAR : 40% CIR	15%	£14,510,345	£23,023,736	£24,741,953	£24,841,494	£25,090,596	£26,585,208	£27,415,546
60% LAR : 40% CIR	20%	£17,270,394	£25,457,629	£27,170,796	£27,270,138	£27,518,494	£29,008,625	£29,839,477
60% LAR : 40% CIR	25%	£20,040,596	£27,903,596	£29,616,141	£29,710,815	£29,958,486	£31,444,897	£32,276,190
60% LAR : 40% CIR	30%	£22,833,884	£30,360,350	£32,064,573	£32,163,407	£32,410,492	£33,912,380	£34,743,561
60% LAR : 40% CIR	35%	£25,645,464	£32,828,573	£34,546,905	£34,647,034	£34,897,353	£36,399,275	£37,233,675
60% LAR : 40% CIR	40%	£28,487,625	£35,326,202	£37,049,584	£37,149,527	£37,399,386	£38,888,541	£39,719,404
60% LAR : 40% CIR	45%	£31,300,261	£37,843,264	£39,563,976	£39,663,763	£39,913,233	£41,410,054	£42,244,746
60% LAR : 40% CIR	50%	£34,143,264	£40,371,426	£42,090,772	£42,191,954	£42,444,909	£43,974,892	£44,809,939

Measured Against BLV 4 (Industrial /Storage / Distribution)

TYPOLOGY 13 – 135 FLATS (130 DPH)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£23,157,320	£11,233,765	£9,205,425	£9,087,792	£8,793,711	£7,029,222	£8,048,950
60% LAR : 40% CIR	5%	£19,879,979	£8,414,029	£6,393,524	£6,276,345	£5,983,401	£4,225,731	£3,249,248
60% LAR : 40% CIR	10%	£16,589,327	£5,580,481	£3,567,195	£3,450,436	£3,158,538	£1,407,152	£434,160
60% LAR : 40% CIR	15%	£13,285,487	£2,733,250	£726,574	£810,198	£319,260	£1,426,371	£2,408,253
60% LAR : 40% CIR	20%	£9,968,584	£127,531	£2,128,202	£2,244,229	£2,334,298	£4,296,519	£3,276,161
60% LAR : 40% CIR	25%	£6,638,748	£3,001,734	£5,010,912	£5,128,391	£5,422,086	£7,184,259	£8,163,245
60% LAR : 40% CIR	30%	£3,296,101	£5,897,626	£7,918,647	£8,035,841	£8,328,626	£10,086,740	£11,063,358
60% LAR : 40% CIR	35%	£59,230	£8,823,911	£10,840,338	£10,957,283	£11,249,644	£13,003,814	£13,978,352
60% LAR : 40% CIR	40%	£3,427,120	£11,763,023	£13,775,847	£13,892,576	£14,184,490	£15,935,537	£16,908,080
60% LAR : 40% CIR	45%	£6,607,442	£14,715,351	£16,725,037	£16,841,585	£17,132,953	£18,881,166	£19,852,395
60% LAR : 40% CIR	50%	£10,291,484	£17,660,694	£19,697,788	£19,804,168	£20,095,196	£21,862,320	£22,862,141

TYPOLOGY 13 T3 – 116 FLATS & 4 TRAVELLER PITCHES (130 DPH)

(i) Lower Pitch Rent (£57.51 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£14,105,677	£4,806,842	£2,870,177	£2,789,459	£2,517,666	£1,006,910	£167,601
60% LAR : 40% CIR	5%	£11,378,548	£2,207,901	£477,944	£377,616	£126,796	£1,378,122	£2,214,187
60% LAR : 40% CIR	10%	£8,640,371	£202,885	£1,928,641	£2,026,610	£2,276,533	£3,776,071	£4,609,148
60% LAR : 40% CIR	15%	£5,891,252	£2,625,346	£4,343,463	£4,443,104	£4,692,206	£8,186,517	£7,017,156
60% LAR : 40% CIR	20%	£3,131,293	£5,069,430	£6,772,405	£6,871,748	£7,120,104	£8,610,236	£9,438,088
60% LAR : 40% CIR	25%	£360,601	£7,505,005	£9,213,352	£9,312,425	£9,560,108	£11,046,207	£11,881,055
60% LAR : 40% CIR	30%	£2,435,494	£9,961,960	£11,666,184	£11,765,018	£12,012,120	£13,517,246	£14,353,427
60% LAR : 40% CIR	35%	£3,247,075	£12,430,182	£14,151,771	£14,251,889	£14,502,219	£16,004,140	£16,838,540
60% LAR : 40% CIR	40%	£8,069,235	£14,931,068	£16,654,450	£16,754,383	£17,004,252	£18,503,406	£19,336,270
60% LAR : 40% CIR	45%	£10,901,670	£17,448,130	£19,168,841	£19,268,629	£19,518,099	£21,014,820	£21,852,917
60% LAR : 40% CIR	50%	£13,744,674	£19,976,292	£21,698,944	£21,800,125	£22,053,079	£23,546,419	£24,424,465

(ii) Higher Pitch Rent (£123.50 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£14,315,840	£4,820,212	£3,083,946	£2,982,829	£2,731,036	£1,220,280	£380,971
60% LAR : 40% CIR	5%	£11,588,711	£2,421,271	£991,314	£890,986	£340,167	£1,184,751	£2,000,817
60% LAR : 40% CIR	10%	£8,850,535	£1,505	£1,713,272	£1,813,241	£2,063,163	£3,562,701	£4,395,777
60% LAR : 40% CIR	15%	£6,101,415	£2,411,976	£4,130,093	£4,229,734	£4,478,838	£5,973,446	£6,803,786
60% LAR : 40% CIR	20%	£3,341,456	£4,846,060	£6,550,036	£6,658,378	£6,906,734	£8,396,865	£9,224,717
60% LAR : 40% CIR	25%	£570,764	£7,291,636	£9,999,981	£10,099,055	£10,346,738	£11,832,837	£12,664,430
60% LAR : 40% CIR	30%	£2,222,124	£9,748,580	£11,452,813	£11,551,647	£11,798,732	£13,300,620	£14,136,801
60% LAR : 40% CIR	35%	£3,033,704	£12,216,813	£13,935,145	£14,035,274	£14,283,593	£15,787,515	£16,621,915
60% LAR : 40% CIR	40%	£7,855,865	£14,714,442	£16,437,824	£16,537,767	£16,785,626	£18,286,781	£19,119,644
60% LAR : 40% CIR	45%	£10,688,501	£17,231,504	£18,952,216	£19,052,033	£19,301,473	£20,798,294	£21,632,986
60% LAR : 40% CIR	50%	£13,531,504	£19,759,666	£21,479,012	£21,580,194	£21,833,149	£23,363,132	£24,219,179

CIL Zone C High Value (£2,000 per sq ft)

Measured Against BLV 2 (Medium Value Secondary Offices)

TYPOLOGY 13 – 135 FLATS (130 DPH)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,102,397	£2,888,834	£870,777	£754,912	£484,562	£1,299,925	£2,280,198
60% LAR : 40% CIR	5%	£10,342,904	£1,415,845	£3,418,772	£3,535,951	£3,828,895	£5,586,565	£9,583,049
60% LAR : 40% CIR	10%	£5,570,297	£5,714,964	£7,728,250	£7,945,009	£8,136,507	£9,888,252	£10,851,285
60% LAR : 40% CIR	15%	£784,700	£10,045,343	£12,052,019	£12,138,394	£12,459,333	£14,204,964	£15,174,780
60% LAR : 40% CIR	20%	£4,013,760	£14,389,273	£16,389,944	£16,505,971	£16,798,037	£18,536,439	£19,503,328
60% LAR : 40% CIR	25%	£9,624,952	£18,748,623	£20,741,888	£20,857,601	£21,148,862	£22,882,573	£23,849,848
60% LAR : 40% CIR	30%	£13,848,781	£23,117,265	£25,107,715	£25,223,148	£25,511,730	£27,243,224	£28,205,165
60% LAR : 40% CIR	35%	£18,485,084	£27,501,068	£29,487,289	£29,602,477	£29,890,444	£31,618,250	£32,578,143
60% LAR : 40% CIR	40%	£23,333,776	£31,897,899	£33,880,474	£33,995,448	£34,282,885	£36,007,509	£36,965,633
60% LAR : 40% CIR	45%	£28,219,812	£36,307,630	£38,287,133	£38,401,928	£38,688,918	£40,410,857	£41,367,490
60% LAR : 40% CIR	50%	£33,119,690	£40,730,131	£42,707,130	£42,821,780	£43,108,404	£44,835,537	£45,806,530

TYPOLOGY 13 T3 – 116 FLATS & 4 TRAVELLER PITCHES (130 DPH)

(i) Lower Pitch Rent (£57.51 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,000,174	£9,407,390	£10,138,955	£10,237,799	£10,488,787	£11,975,919	£12,880,514
60% LAR : 40% CIR	5%	£4,998,912	£12,061,875	£13,785,833	£13,864,654	£14,111,704	£15,594,054	£16,417,505
60% LAR : 40% CIR	10%	£6,535,485	£15,707,409	£17,405,279	£17,503,746	£17,749,913	£19,226,914	£20,047,470
60% LAR : 40% CIR	15%	£10,933,079	£19,364,493	£21,056,777	£21,154,921	£21,400,278	£22,872,427	£23,690,287
60% LAR : 40% CIR	20%	£14,941,513	£23,032,982	£24,720,213	£24,818,083	£25,062,686	£26,530,423	£27,345,833
60% LAR : 40% CIR	25%	£18,960,680	£26,712,801	£28,395,473	£28,493,057	£28,737,018	£30,200,782	£31,017,842
60% LAR : 40% CIR	30%	£22,990,478	£30,403,630	£32,062,440	£32,159,788	£32,403,160	£33,900,752	£34,724,406
60% LAR : 40% CIR	35%	£27,030,801	£34,105,958	£35,797,127	£35,895,751	£36,142,309	£37,621,658	£38,443,518
60% LAR : 40% CIR	40%	£31,081,547	£37,838,061	£39,533,541	£39,631,983	£39,878,087	£41,354,710	£42,175,057
60% LAR : 40% CIR	45%	£35,142,609	£41,586,642	£43,281,493	£43,379,781	£43,625,502	£45,099,827	£45,918,886
60% LAR : 40% CIR	50%	£39,213,884	£45,348,156	£47,040,864	£47,139,027	£47,384,435	£48,858,885	£49,674,913

(ii) Higher Pitch Rent (£123.50 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,207,179	£9,217,826	£9,928,392	£10,027,596	£10,275,604	£11,763,655	£12,590,350
60% LAR : 40% CIR	5%	£2,753,567	£11,851,712	£13,555,670	£13,654,490	£13,901,540	£15,383,841	£16,207,342
60% LAR : 40% CIR	10%	£5,725,321	£15,497,246	£17,195,116	£17,293,582	£17,539,749	£19,018,751	£19,837,307
60% LAR : 40% CIR	15%	£10,722,916	£19,154,319	£20,848,614	£20,944,757	£21,190,115	£22,662,264	£23,480,124
60% LAR : 40% CIR	20%	£14,751,349	£22,822,919	£24,510,059	£24,607,990	£24,853,323	£26,320,290	£27,135,570
60% LAR : 40% CIR	25%	£18,790,516	£26,502,838	£28,185,310	£28,282,894	£28,528,854	£29,990,619	£30,804,472
60% LAR : 40% CIR	30%	£22,780,315	£30,193,695	£31,872,277	£31,969,625	£32,215,595	£33,687,421	£34,511,035
60% LAR : 40% CIR	35%	£26,820,638	£33,895,792	£35,583,758	£35,682,381	£35,928,939	£37,408,288	£38,230,149
60% LAR : 40% CIR	40%	£30,871,383	£37,622,691	£39,320,172	£39,418,614	£39,664,716	£41,141,340	£41,961,687
60% LAR : 40% CIR	45%	£34,932,446	£41,373,272	£43,068,122	£43,166,411	£43,412,132	£44,888,457	£45,705,527
60% LAR : 40% CIR	50%	£39,003,721	£45,134,786	£46,827,494	£46,925,656	£47,171,065	£48,643,515	£49,461,543

Measured Against BLV 3 (Lower Value Secondary Offices and Community Space)

TYPOLOGY 13 – 135 FLATS (130 DPH)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,513,243	£20,279,480	£18,281,623	£18,165,758	£17,875,409	£16,110,921	£15,130,648
60% LAR : 40% CIR	5%	£27,753,750	£15,995,201	£13,992,074	£13,874,896	£13,581,951	£11,824,281	£10,847,797
60% LAR : 40% CIR	10%	£22,981,143	£11,695,983	£9,682,596	£9,565,837	£9,273,940	£7,522,554	£6,546,561
60% LAR : 40% CIR	15%	£18,195,546	£7,385,594	£5,368,827	£5,242,452	£4,951,513	£3,205,882	£2,236,086
60% LAR : 40% CIR	20%	£13,367,086	£3,021,573	£1,020,902	£994,875	£974,809	£1,128,594	£2,082,462
60% LAR : 40% CIR	25%	£8,585,885	£1,336,777	£-331,041	£-346,736	£-378,636	£-471,727	£-435,999
60% LAR : 40% CIR	30%	£3,792,065	£-706,419	£-766,888	£-782,301	£-800,884	£-932,378	£-1,094,318
60% LAR : 40% CIR	35%	£-1,074,248	£-10,090,221	£-12,078,443	£-12,191,630	£-12,479,598	£-14,207,404	£-15,167,298
60% LAR : 40% CIR	40%	£-5,922,929	£-14,487,053	£-16,468,628	£-16,584,602	£-16,872,039	£-18,586,663	£-19,554,787
60% LAR : 40% CIR	45%	£-10,808,966	£-18,896,784	£-20,876,286	£-20,991,082	£-21,276,072	£-23,000,011	£-23,956,644
60% LAR : 40% CIR	50%	£-15,708,844	£-23,319,285	£-25,296,284	£-25,410,934	£-25,697,558	£-27,424,690	£-28,384,683

TYPOLOGY 13 T3 – 116 FLATS & 4 TRAVELLER PITCHES (130 DPH)

(i) Lower Pitch Rent (£57.51 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,436,814	£9,008,650	£7,296,085	£7,198,881	£6,950,873	£5,462,821	£4,636,126
60% LAR : 40% CIR	5%	£14,476,068	£5,374,765	£3,670,807	£3,571,986	£3,324,936	£1,842,636	£1,019,135
60% LAR : 40% CIR	10%	£10,501,155	£1,729,231	£31,361	£-67,108	£-333,273	£-1,790,214	£-2,610,830
60% LAR : 40% CIR	15%	£6,503,581	£-1,897,842	£-3,620,157	£-3,718,281	£-3,853,638	£-5,435,787	£-6,253,647
60% LAR : 40% CIR	20%	£2,495,127	£-5,596,342	£-7,283,573	£-7,381,423	£-7,638,948	£-9,093,785	£-9,909,193
60% LAR : 40% CIR	25%	£-1,524,040	£-9,276,161	£-10,958,833	£-11,056,417	£-11,300,378	£-12,764,142	£-13,581,202
60% LAR : 40% CIR	30%	£-5,553,838	£-12,967,190	£-14,645,800	£-14,743,148	£-14,988,520	£-16,464,152	£-17,287,766
60% LAR : 40% CIR	35%	£-9,594,161	£-16,669,316	£-18,360,487	£-18,459,111	£-18,705,689	£-20,185,018	£-21,006,878
60% LAR : 40% CIR	40%	£-13,644,907	£-20,369,421	£-22,096,901	£-22,195,343	£-22,441,447	£-23,918,070	£-24,738,417
60% LAR : 40% CIR	45%	£-17,705,969	£-24,150,002	£-25,844,853	£-25,943,141	£-26,188,862	£-27,663,187	£-28,482,256
60% LAR : 40% CIR	50%	£-21,777,244	£-27,911,516	£-29,604,224	£-29,702,387	£-29,947,795	£-31,420,245	£-32,238,273

(ii) Higher Pitch Rent (£123.50 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,643,819	£9,216,814	£7,508,248	£7,409,044	£7,161,036	£5,672,985	£4,846,290
60% LAR : 40% CIR	5%	£14,683,073	£5,584,928	£3,880,970	£3,782,150	£3,535,100	£2,052,799	£1,229,298
60% LAR : 40% CIR	10%	£10,711,319	£1,929,394	£241,824	£143,059	£-183,162	£-1,588,111	£-2,400,667
60% LAR : 40% CIR	15%	£6,713,724	£-1,717,679	£-3,408,974	£-3,506,137	£-3,753,475	£-5,225,624	£-6,043,484
60% LAR : 40% CIR	20%	£2,705,291	£-5,386,179	£-7,073,410	£-7,171,260	£-7,415,883	£-8,883,620	£-9,699,030
60% LAR : 40% CIR	25%	£-1,313,876	£-9,065,988	£-10,748,670	£-10,846,254	£-11,090,214	£-12,553,979	£-13,367,832
60% LAR : 40% CIR	30%	£-5,343,675	£-12,757,026	£-14,435,637	£-14,532,985	£-14,776,356	£-16,250,781	£-17,074,395
60% LAR : 40% CIR	35%	£-9,383,998	£-16,459,152	£-18,147,118	£-18,245,741	£-18,492,299	£-19,971,648	£-20,793,509
60% LAR : 40% CIR	40%	£-13,434,743	£-20,186,051	£-21,883,532	£-21,981,974	£-22,228,078	£-23,704,700	£-24,525,047
60% LAR : 40% CIR	45%	£-17,495,606	£-23,936,832	£-25,631,482	£-25,729,771	£-25,975,492	£-27,449,817	£-28,268,887
60% LAR : 40% CIR	50%	£-21,587,081	£-27,688,146	£-29,380,954	£-29,480,016	£-29,734,425	£-31,208,875	£-32,024,903

Measured Against BLV 4 (Industrial /Storage / Distribution)

TYPOLOGY 13 – 135 FLATS (130 DPH)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%		£53,094,513	£40,860,749	£38,862,892	£38,747,028	£38,456,678	£36,692,190	£35,711,918
60% LAR : 40% CIR	5%	£48,335,019	£36,576,470	£34,573,343	£34,456,165	£34,163,220	£32,405,550	£31,429,066
60% LAR : 40% CIR	10%	£43,562,412	£32,277,152	£30,263,866	£30,147,107	£29,855,209	£28,103,823	£27,130,830
60% LAR : 40% CIR	15%	£38,776,816	£27,946,773	£25,940,096	£25,823,721	£25,532,782	£23,787,151	£22,817,355
60% LAR : 40% CIR	20%	£33,978,356	£23,602,843	£21,602,172	£21,486,144	£21,196,078	£19,455,677	£18,488,787
60% LAR : 40% CIR	25%	£29,167,154	£19,245,492	£17,250,228	£17,134,514	£16,845,233	£15,109,543	£14,145,271
60% LAR : 40% CIR	30%	£24,343,334	£14,874,850	£12,884,401	£12,768,968	£12,480,385	£10,748,891	£9,786,951
60% LAR : 40% CIR	35%	£19,507,022	£10,491,048	£8,504,826	£8,389,639	£8,101,672	£6,373,865	£5,413,973
60% LAR : 40% CIR	40%	£14,658,340	£6,094,216	£4,111,642	£3,996,667	£3,709,230	£1,984,606	£1,026,482
60% LAR : 40% CIR	45%	£9,772,303	£1,684,485	£-295,017	£-409,813	£-696,803	£-2,416,742	£-3,375,375
60% LAR : 40% CIR	50%	£4,872,425	£-2,738,016	£-4,715,014	£-6,829,664	£-9,116,289	£-16,843,421	£-27,813,414

TYPOLOGY 13 T3 – 116 FLATS & 4 TRAVELLER PITCHES (130 DPH)

(i) Lower Pitch Rent (£57.51 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%		£39,048,574	£29,620,410	£27,909,845	£27,810,641	£27,562,633	£26,074,581	£25,247,886
60% LAR : 40% CIR	5%	£35,087,828	£25,986,525	£24,282,567	£24,183,746	£23,936,696	£22,454,396	£21,630,895
60% LAR : 40% CIR	10%	£31,112,915	£22,340,991	£20,643,121	£20,544,654	£20,298,487	£18,821,486	£18,000,930
60% LAR : 40% CIR	15%	£27,115,321	£18,683,918	£16,991,623	£16,893,479	£16,648,122	£15,175,973	£14,358,113
60% LAR : 40% CIR	20%	£23,106,887	£15,015,418	£13,328,187	£13,230,337	£12,985,714	£11,517,977	£10,702,567
60% LAR : 40% CIR	25%	£19,087,720	£11,335,599	£9,652,927	£9,555,343	£9,311,382	£7,847,618	£7,030,558
60% LAR : 40% CIR	30%	£15,057,922	£7,644,570	£5,965,960	£5,868,612	£5,625,240	£4,147,608	£3,323,994
60% LAR : 40% CIR	35%	£11,017,599	£3,942,444	£2,251,273	£2,152,649	£1,906,091	£426,742	£-395,118
60% LAR : 40% CIR	40%	£6,966,853	£212,339	£-1,485,141	£-1,583,583	£-1,829,687	£-3,306,310	£-4,126,657
60% LAR : 40% CIR	45%	£2,905,791	£-3,038,242	£-5,233,093	£-5,331,381	£-5,577,102	£-7,051,427	£-7,870,496
60% LAR : 40% CIR	50%	£-1,165,484	£-7,299,759	£-9,982,484	£-9,090,627	£-9,338,035	£-10,808,465	£-11,626,513

(ii) Higher Pitch Rent (£123.50 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%		£39,255,579	£29,830,574	£28,120,098	£28,020,804	£27,772,796	£26,284,745	£25,458,050
60% LAR : 40% CIR	5%	£35,294,833	£26,196,688	£24,492,730	£24,393,910	£24,146,860	£22,664,559	£21,841,058
60% LAR : 40% CIR	10%	£31,323,079	£22,551,154	£20,853,284	£20,754,818	£20,508,651	£19,031,649	£18,211,093
60% LAR : 40% CIR	15%	£27,325,484	£18,894,081	£17,201,786	£17,103,643	£16,858,285	£15,386,136	£14,568,276
60% LAR : 40% CIR	20%	£23,317,051	£15,225,581	£13,538,350	£13,440,500	£13,195,877	£11,728,140	£10,912,730
60% LAR : 40% CIR	25%	£19,297,884	£11,545,762	£9,863,090	£9,765,506	£9,521,546	£8,057,781	£7,243,928
60% LAR : 40% CIR	30%	£15,268,085	£7,854,734	£6,176,123	£6,078,775	£5,835,404	£4,369,979	£3,537,365
60% LAR : 40% CIR	35%	£11,227,762	£4,152,608	£2,464,642	£2,366,019	£2,119,461	£640,112	£-181,749
60% LAR : 40% CIR	40%	£7,177,017	£425,709	£-1,501,772	£-1,610,214	£-1,846,516	£-3,362,946	£-4,193,267
60% LAR : 40% CIR	45%	£3,115,954	£-3,384,872	£-5,019,722	£-5,118,011	£-5,363,132	£-6,838,057	£-7,657,127
60% LAR : 40% CIR	50%	£-995,321	£-7,086,388	£-9,779,094	£-8,877,256	£-9,122,665	£-10,595,115	£-11,413,143

CIL Zone C Periphery of Regent's Park Lower Value (£2,250 per sq ft)

Measured Against BLV 2 (Medium Value Secondary Offices)

TYPOLOGY 13 – 135 FLATS (130 DPH)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,063,113	£17,590,125	£15,592,268	£15,476,404	£15,196,742	£13,448,771	£12,483,232
60% LAR : 40% CIR	5%	£24,555,583	£12,569,771	£10,579,632	£10,464,215	£10,175,672	£8,444,418	£7,482,611
60% LAR : 40% CIR	10%	£19,034,941	£7,535,812	£5,552,783	£5,437,779	£5,150,269	£3,425,204	£2,466,835
60% LAR : 40% CIR	15%	£13,501,309	£2,488,377	£511,858	£397,232	£110,666	£-1,608,731	£-2,567,898
60% LAR : 40% CIR	20%	£7,954,812	£-2,572,407	£-4,543,010	£-4,657,292	£-4,943,000	£-6,671,251	£-7,638,142
60% LAR : 40% CIR	25%	£2,395,575	£-7,646,408	£-9,618,275	£-9,733,988	£-10,023,269	£-11,758,960	£-12,723,232
60% LAR : 40% CIR	30%	£-3,176,280	£-12,735,227	£-14,725,676	£-14,841,109	£-15,129,692	£-16,861,186	£-17,823,126
60% LAR : 40% CIR	35%	£-8,760,628	£-17,860,804	£-19,846,824	£-19,962,012	£-20,249,980	£-21,977,785	£-22,937,676
60% LAR : 40% CIR	40%	£-14,357,346	£-22,969,010	£-24,961,583	£-25,076,558	£-25,363,596	£-27,086,619	£-28,046,743
60% LAR : 40% CIR	45%	£-19,956,310	£-28,150,314	£-30,129,817	£-30,244,612	£-30,531,602	£-32,253,541	£-33,210,174
60% LAR : 40% CIR	50%	£-25,567,396	£-33,314,388	£-35,291,388	£-35,406,038	£-35,692,892	£-37,412,411	£-38,367,827

TYPOLOGY 13 T3 – 116 FLATS & 4 TRAVELLER PITCHES (130 DPH)

(i) Lower Pitch Rent (£57.51 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,407,620	£4,056,757	£2,346,191	£2,246,988	£1,998,979	£510,928	£-315,767
60% LAR : 40% CIR	5%	£8,826,501	£-2,013,386	£-1,905,324	£-2,004,144	£-2,251,195	£-3,733,495	£-4,556,996
60% LAR : 40% CIR	10%	£4,234,502	£-4,471,138	£-6,169,007	£-6,267,473	£-6,513,641	£-7,990,643	£-8,811,199
60% LAR : 40% CIR	15%	£-369,276	£-8,752,447	£-10,444,743	£-10,542,886	£-10,788,244	£-12,260,336	£-13,078,253
60% LAR : 40% CIR	20%	£-4,981,731	£-13,045,185	£-14,732,417	£-14,830,265	£-15,074,888	£-16,542,626	£-17,358,036
60% LAR : 40% CIR	25%	£-9,605,759	£-17,349,241	£-19,031,913	£-19,129,497	£-19,373,458	£-20,837,222	£-21,650,425
60% LAR : 40% CIR	30%	£-14,251,155	£-21,664,507	£-23,343,118	£-23,440,466	£-23,683,837	£-25,144,063	£-25,955,299
60% LAR : 40% CIR	35%	£-18,915,716	£-25,960,870	£-27,665,916	£-27,763,057	£-28,005,909	£-29,463,025	£-30,272,534
60% LAR : 40% CIR	40%	£-23,590,699	£-30,326,222	£-32,000,192	£-32,097,153	£-32,339,559	£-33,793,990	£-34,614,107
60% LAR : 40% CIR	45%	£-28,275,998	£-34,616,452	£-36,350,622	£-36,446,910	£-36,689,631	£-38,149,956	£-38,968,026
60% LAR : 40% CIR	50%	£-32,971,511	£-38,947,389	£-40,740,072	£-40,836,235	£-41,083,644	£-42,536,084	£-43,354,121

(ii) Higher Pitch Rent (£123.50 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,614,624	£4,266,920	£2,556,354	£2,457,151	£2,209,142	£721,091	£-105,604
60% LAR : 40% CIR	5%	£9,033,507	£8,797	£-1,695,161	£-1,793,981	£-2,041,031	£-3,523,332	£-4,346,832
60% LAR : 40% CIR	10%	£4,441,507	£-4,260,974	£-5,958,843	£-6,057,310	£-6,303,477	£-7,780,478	£-8,601,036
60% LAR : 40% CIR	15%	£-161,271	£-8,542,284	£-10,234,580	£-10,332,722	£-10,578,081	£-12,050,230	£-12,868,089
60% LAR : 40% CIR	20%	£-4,774,726	£-12,835,022	£-14,522,253	£-14,620,102	£-14,864,725	£-16,332,463	£-17,147,873
60% LAR : 40% CIR	25%	£-9,368,754	£-17,139,078	£-18,821,750	£-18,919,334	£-19,163,295	£-20,627,059	£-21,440,262
60% LAR : 40% CIR	30%	£-14,040,992	£-21,454,343	£-23,132,955	£-23,230,303	£-23,473,673	£-24,933,699	£-25,745,135
60% LAR : 40% CIR	35%	£-18,716,553	£-25,769,707	£-27,455,752	£-27,552,893	£-27,796,745	£-29,252,862	£-30,062,971
60% LAR : 40% CIR	40%	£-23,380,536	£-30,118,059	£-31,790,029	£-31,886,980	£-32,129,536	£-33,583,827	£-34,400,707
60% LAR : 40% CIR	45%	£-28,056,835	£-34,468,289	£-36,132,251	£-36,228,540	£-36,471,281	£-37,925,586	£-38,744,696
60% LAR : 40% CIR	50%	£-32,761,348	£-38,833,994	£-40,526,702	£-40,623,865	£-40,870,274	£-42,342,724	£-43,160,751

Measured Against BLV 3 (Lower Value Secondary Offices and Community Space)

TYPOLOGY 13 – 135 FLATS (130 DPH)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£47,473,960	£35,000,871	£33,003,114	£32,887,250	£32,597,586	£30,869,818	£29,894,079
60% LAR - 40% CIR	5%	£41,966,429	£29,980,617	£27,990,478	£27,875,061	£27,586,518	£25,856,264	£24,893,457
60% LAR - 40% CIR	10%	£36,445,787	£24,946,658	£22,963,629	£22,848,625	£22,561,115	£20,836,050	£19,877,681
60% LAR - 40% CIR	15%	£30,912,155	£19,899,223	£17,922,704	£17,808,079	£17,521,512	£15,802,115	£14,842,848
60% LAR - 40% CIR	20%	£25,365,658	£14,838,440	£12,867,836	£12,753,554	£12,467,846	£10,739,595	£9,772,704
60% LAR - 40% CIR	25%	£19,806,421	£9,764,438	£7,792,571	£7,676,858	£7,387,577	£5,651,886	£4,687,614
60% LAR - 40% CIR	30%	£14,234,566	£4,675,619	£2,685,170	£2,569,737	£2,281,154	£549,660	£-412,280
60% LAR - 40% CIR	35%	£8,650,218	£-449,757	£-2,435,978	£-2,551,166	£-2,839,134	£-4,566,939	£-5,626,832
60% LAR - 40% CIR	40%	£3,053,500	£-5,588,164	£-7,570,737	£-7,685,712	£-7,973,150	£-9,697,773	£-10,655,898
60% LAR - 40% CIR	45%	£-2,555,484	£-10,739,488	£-12,718,970	£-12,833,760	£-13,120,756	£-14,842,685	£-15,799,328
60% LAR - 40% CIR	50%	£-8,176,550	£-16,903,542	£-17,880,542	£-17,995,192	£-18,281,816	£-20,001,585	£-20,956,981

TYPOLOGY 13 T3 – 116 FLATS & 4 TRAVELLER PITCHES (130 DPH)

(i) Lower Pitch Rent (£57.51 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,844,260	£21,493,397	£19,782,831	£19,683,628	£19,435,619	£17,947,568	£17,120,873
60% LAR - 40% CIR	5%	£26,263,141	£17,235,274	£15,531,316	£15,432,496	£15,185,445	£13,703,145	£12,879,644
60% LAR - 40% CIR	10%	£21,671,142	£12,965,502	£11,267,633	£11,169,167	£10,922,999	£9,445,997	£8,625,441
60% LAR - 40% CIR	15%	£17,068,364	£8,684,193	£6,991,897	£6,893,754	£6,646,396	£5,176,247	£4,358,387
60% LAR - 40% CIR	20%	£12,454,909	£4,391,455	£2,704,223	£2,606,375	£2,361,752	£94,014	£78,604
60% LAR - 40% CIR	25%	£7,830,881	£87,359	£-1,595,273	£-1,692,867	£-1,936,818	£-3,400,582	£-4,213,785
60% LAR - 40% CIR	30%	£3,193,455	£-64,227,867	£-5,990,478	£-6,003,926	£-6,247,197	£-7,707,453	£-8,516,659
60% LAR - 40% CIR	35%	£-1,478,076	£-8,554,230	£-10,228,276	£-10,328,417	£-10,569,268	£-12,086,365	£-12,835,894
60% LAR - 40% CIR	40%	£-5,154,059	£-12,891,582	£-14,563,552	£-14,660,513	£-14,902,919	£-16,357,359	£-17,177,467
60% LAR - 40% CIR	45%	£-10,839,358	£-17,239,612	£-18,913,982	£-19,012,270	£-19,257,991	£-20,732,316	£-21,551,386
60% LAR - 40% CIR	50%	£-15,534,871	£-21,610,725	£-23,303,432	£-23,401,595	£-23,647,004	£-25,119,454	£-25,937,481

Higher Pitch Rent (£123.50 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,051,264	£21,703,560	£19,992,994	£19,893,791	£19,645,762	£18,157,731	£17,331,036
60% LAR - 40% CIR	5%	£26,470,147	£17,445,437	£15,741,479	£15,642,659	£15,395,609	£13,913,306	£13,089,808
60% LAR - 40% CIR	10%	£21,878,147	£13,175,666	£11,477,797	£11,379,330	£11,133,163	£9,656,162	£8,835,604
60% LAR - 40% CIR	15%	£17,275,369	£8,894,356	£7,202,060	£7,103,918	£6,858,559	£5,386,410	£4,568,551
60% LAR - 40% CIR	20%	£12,661,914	£4,601,618	£2,914,387	£2,816,538	£2,571,915	£1,104,177	£288,767
60% LAR - 40% CIR	25%	£8,037,886	£297,562	£-1,385,110	£-1,482,604	£-1,726,655	£-3,190,419	£-4,003,622
60% LAR - 40% CIR	30%	£3,395,648	£-4,017,703	£-5,696,315	£-5,793,663	£-6,037,033	£-7,497,259	£-8,308,495
60% LAR - 40% CIR	35%	£-1,268,913	£-8,344,067	£-10,019,112	£-10,116,253	£-10,359,106	£-11,816,222	£-12,625,731
60% LAR - 40% CIR	40%	£-5,943,896	£-12,681,419	£-14,353,389	£-14,450,350	£-14,692,758	£-16,147,187	£-16,964,097
60% LAR - 40% CIR	45%	£-10,629,195	£-17,029,649	£-18,700,611	£-18,798,900	£-19,044,621	£-20,518,946	£-21,338,016
60% LAR - 40% CIR	50%	£-15,324,708	£-21,397,354	£-23,090,082	£-23,188,225	£-23,433,634	£-24,906,084	£-25,724,111

- 4.9 We note that certain scenarios show challenging viability, particularly when measured against the higher benchmark land values and at lower residential sales values. Our testing of these sites without any policy requirements (i.e. where no onsite affordable housing or other cumulative policy requirements are incorporated), confirms these schemes as having challenging viability regardless of the Council's policy seeking the delivery of Traveller pitches i.e. they are identified as being unviable without the Traveller pitches and other policy requirements. In practice, such sites are unlikely to come forward for residential development as they are more valuable in their existing use or an alternative use.
- 4.10 The results of our appraisals reflect a less viable position where Traveller pitches are provided by comparison to the development of the site without the pitches. This is because fewer standard residential units are able to be delivered on the site where pitches are provided, which reduces the available cross subsidy to support the delivery of the Traveller pitches as well as other Local Plan policy requirements. Understandably in such situations this results in an opportunity cost of delivering other policy requirements including the provision of affordable housing. The results of our testing indicate a reduction in viability from scenarios tested without pitches i.e. generally between a circa 4.9%-10% reduction in affordable housing delivery but in a small number of cases this is up to a circa 15% reduction (see for example Typology 13 T3 in CIL Zone A, Central Zone Medium Value (£2,250 per sq ft) measured against BLV 2 – Medium Value Secondary Offices as compared to Typology 13). In these cases, the delivery of standard residential units and affordable housing and/or other policy requirements would have to be foregone in the scheme to viably deliver the development with 4 Traveller pitches.
- 4.11 As previously identified, we have tested 3 different rent scenarios for the Traveller pitches. Given the circa 50% difference between the lower rent (indexed Camden rents at £57.51 per pitch per week) and the two other rents tested (£119.90 per sq ft and £123.50 per pitch per week) the lowest viability outcome is presented in the scenarios assuming the indexed Camden rent is charged. The results of our appraisals identify this to have a fairly de minimis impact, however, in some limited scenarios and depending on the other policy requirements applied, the lower rent can result in a small reduction in the proportion of affordable housing that is viable.
- 4.12 In addition, we would note that the delivery of the 4 Travellers Pitches on sites of these two scales would be provided at an opportunity cost in terms of the reduced number of conventional dwellings delivered. In the case of Typology 13 T3 at 116 dwellings, this is a reduction of 19 homes or 14.07% compared with Residential Typology 13 which provides 135 dwellings. Typology 16 T3 delivers 29 fewer homes or 5.04% compared with Residential Typology 16, which provides 575 dwellings.

Strategic sites with Traveller Provision

- 4.13 We have sensitivity tested the viability of the provision of Traveller sites consisting of 4 pitches as part of the developments on two of the strategic sites. The two strategic sites tested are Murphys and Camley Street. The full results of our testing are set out in Appendix 5 and 6. Appendix 5 provides the appraisal results without Traveller provision and Appendix 6 sets out the results of our testing with Traveller provision.
- 4.14 As previously identified, our testing assumes a proportional reduction in the floor area of all the land uses and number of residential units delivered by the proportion of land take allowed for the delivery of the 4 Traveller pitches i.e. 1,500 sq m to the total site area. This results in a reduction of other uses by circa 2.41% on the Murphy's site and circa 4.79% on the Camley Street site.
- 4.15 Tables 4.15.1 and 4.18.1 below summarise the results of our testing of the Murphys and Camley Street sites respectively.

Table 4.15.1: Camley Street Site Appraisal Results
Current Values and Costs
Without Traveller Pitches

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy,	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied
60% LAR - 40% CIR	0%	£126,575,177	£99,000,624	£98,275,072	£98,134,256	£97,782,215	£95,200,587	£93,543,074
60% LAR - 40% CIR	5%	£116,290,317	£89,736,507	£89,011,133	£88,870,317	£88,518,276	£85,936,646	£84,293,422
60% LAR - 40% CIR	10%	£105,953,757	£80,419,669	£79,694,395	£79,553,578	£79,201,538	£76,619,909	£74,977,053
60% LAR - 40% CIR	15%	£95,565,961	£71,042,770	£70,325,332	£70,184,515	£69,832,475	£67,250,845	£65,607,990
60% LAR - 40% CIR	20%	£85,127,363	£61,601,299	£60,884,842	£60,746,141	£60,399,362	£57,829,932	£56,187,077
60% LAR - 40% CIR	25%	£74,638,521	£52,108,887	£51,392,300	£51,253,600	£50,906,851	£48,357,642	£46,714,787
60% LAR - 40% CIR	30%	£64,089,868	£42,566,007	£41,849,214	£41,710,514	£41,363,764	£38,820,535	£37,179,595
60% LAR - 40% CIR	35%	£53,511,720	£32,954,020	£32,245,548	£32,108,932	£31,767,385	£29,227,774	£27,609,609
60% LAR - 40% CIR	40%	£42,874,722	£23,284,910	£22,576,082	£22,439,467	£22,097,829	£19,585,010	£17,986,845
60% LAR - 40% CIR	45%	£32,189,277	£13,548,014	£12,847,119	£12,712,557	£12,376,151	£9,875,036	£8,274,949
60% LAR - 40% CIR	50%	£21,455,655	£3,748,379	£3,046,979	£2,912,416	£2,576,011	£108,412	£-1,495,433

With Traveller Pitches
(i) Lower Pitch Rent (£57.51 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy,	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied
60% LAR - 40% CIR	0%	£105,309,493	£78,356,608	£77,859,140	£77,724,216	£77,389,902	£74,915,271	£73,339,143
60% LAR - 40% CIR	5%	£95,538,440	£69,755,393	£69,059,190	£68,924,264	£68,589,951	£66,115,321	£64,539,192
60% LAR - 40% CIR	10%	£85,717,969	£60,689,270	£60,008,181	£59,873,255	£59,538,943	£57,064,313	£55,488,183
60% LAR - 40% CIR	15%	£75,848,221	£51,981,027	£51,302,991	£51,169,063	£50,834,334	£48,359,704	£46,785,575
60% LAR - 40% CIR	20%	£65,914,514	£43,034,119	£42,345,631	£42,212,733	£41,880,489	£39,405,859	£37,831,827
60% LAR - 40% CIR	25%	£55,928,303	£34,028,000	£33,339,387	£33,206,489	£32,874,245	£30,400,615	£28,826,587
60% LAR - 40% CIR	30%	£45,694,640	£24,973,126	£24,284,313	£24,151,416	£23,819,173	£21,345,543	£19,771,514
60% LAR - 40% CIR	35%	£35,813,969	£15,869,952	£15,180,866	£15,047,969	£14,715,726	£12,242,096	£10,668,067
60% LAR - 40% CIR	40%	£25,686,731	£6,718,932	£6,029,501	£5,896,603	£5,564,359	£3,090,732	£1,516,604
60% LAR - 40% CIR	45%	£15,513,370	£-2,479,476	£-3,189,330	£-3,302,227	£-3,634,471	£-6,085,836	£-7,699,967
60% LAR - 40% CIR	50%	£5,294,327	£-11,724,823	£-12,415,169	£-12,548,067	£-12,880,311	£-15,328,798	£-16,902,926

(ii) Higher Pitch Rent (£123.50 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy,	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied
60% LAR - 40% CIR	0%	£114,326,956	£86,131,358	£87,451,136	£87,320,236	£86,986,986	£84,590,859	£83,040,388
60% LAR - 40% CIR	5%	£104,534,980	£79,311,210	£78,631,156	£78,500,256	£78,173,004	£75,773,167	£74,234,010
60% LAR - 40% CIR	10%	£94,683,783	£70,440,864	£69,760,807	£69,630,008	£69,302,755	£66,902,917	£65,375,749
60% LAR - 40% CIR	15%	£84,803,864	£61,520,775	£60,840,840	£60,709,940	£60,382,689	£57,982,852	£56,455,682
60% LAR - 40% CIR	20%	£74,985,489	£52,537,549	£51,857,625	£51,726,823	£51,400,571	£49,000,734	£47,473,564
60% LAR - 40% CIR	25%	£64,879,277	£43,500,045	£42,820,199	£42,689,299	£42,358,046	£40,000,903	£38,473,733
60% LAR - 40% CIR	30%	£54,945,615	£34,414,461	£33,742,449	£33,613,516	£33,281,184	£30,922,043	£29,394,873
60% LAR - 40% CIR	35%	£44,784,943	£25,276,158	£24,608,025	£24,480,091	£24,151,759	£21,793,989	£20,266,819
60% LAR - 40% CIR	40%	£34,637,705	£16,070,425	£15,405,810	£15,278,815	£14,951,326	£12,613,338	£11,086,168
60% LAR - 40% CIR	45%	£24,464,343	£6,812,974	£6,153,264	£6,026,268	£5,708,781	£3,360,535	£1,833,365
60% LAR - 40% CIR	50%	£14,245,301	£-2,517,030	£-3,174,728	£-3,299,815	£-3,632,051	£-6,083,440	£-7,697,571

Grown Values and Inflated Costs

Without Traveller Pitches

Tenure	% AH	Base Build Costs and Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied
0%	0%	£161,786,281	£153,909,918	£153,116,883	£152,973,928	£152,616,517	£149,985,496
5%	5%	£166,874,982	£140,011,982	£139,226,644	£138,084,463	£138,727,051	£136,106,030
10%	10%	£151,899,716	£126,049,982	£125,263,768	£125,122,952	£124,770,911	£122,150,936
15%	15%	£136,861,151	£112,021,504	£111,236,308	£111,095,492	£110,743,452	£108,108,802
20%	20%	£121,759,828	£97,930,112	£97,144,851	£97,004,034	£96,651,994	£94,046,218
25%	25%	£106,596,324	£83,775,403	£82,989,979	£82,848,164	£82,497,123	£79,897,774
30%	30%	£91,371,214	£69,557,961	£68,772,282	£68,631,466	£68,279,426	£65,686,059
35%	35%	£76,085,072	£55,278,372	£54,492,342	£54,351,526	£53,999,486	£51,411,663
40%	40%	£60,738,473	£40,937,222	£40,150,746	£40,009,930	£39,657,889	£37,075,174
45%	45%	£45,331,963	£26,532,035	£25,748,079	£25,607,263	£25,255,223	£22,673,593
50%	50%	£29,866,206	£12,055,638	£11,277,113	£11,136,413	£10,781,664	£8,210,440

With Traveller Pitches

(i) Lower Pitch Rent (£57.51 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied
0%	0%	£157,717,198	£130,730,342	£129,975,146	£129,840,221	£129,502,908	£127,029,277
5%	5%	£143,552,216	£117,505,137	£116,750,153	£116,615,227	£116,277,914	£113,804,283
10%	10%	£128,325,683	£104,217,067	£103,462,202	£103,327,276	£102,989,963	£100,516,333
15%	15%	£115,038,151	£90,866,698	£90,111,861	£90,076,935	£89,739,622	£87,266,992
20%	20%	£100,690,175	£77,454,596	£76,699,894	£76,564,789	£76,227,455	£73,754,702
25%	25%	£86,275,386	£63,981,325	£63,236,268	£63,091,342	£62,754,029	£60,281,974
30%	30%	£71,798,332	£50,447,452	£49,692,148	£49,547,222	£49,210,909	£46,738,061
35%	35%	£57,262,838	£36,853,542	£36,094,354	£35,949,389	£35,614,910	£33,142,914
40%	40%	£42,669,464	£23,192,190	£22,438,785	£22,293,801	£21,947,341	£19,475,966
45%	45%	£28,018,761	£9,465,676	£8,699,743	£8,562,759	£8,220,239	£5,687,561
50%	50%	£13,301,826	£4,313,650	£3,548,076	£3,412,753	£3,070,438	£4,065,029

(ii) Higher Pitch Rent (£123.50 per pitch per week)

Tenure	% AH	Base Build Costs and Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied
0%	0%	£166,879,279	£140,387,643	£139,651,499	£139,518,601	£139,186,358	£136,749,904
5%	5%	£152,695,432	£127,173,598	£126,427,663	£126,294,766	£125,962,522	£123,526,068
10%	10%	£138,437,860	£113,883,479	£113,141,343	£113,008,446	£112,676,202	£110,239,747
15%	15%	£124,119,982	£100,528,234	£99,791,226	£99,660,203	£99,327,960	£96,891,505
20%	20%	£109,742,375	£87,112,149	£86,375,078	£86,244,179	£85,916,927	£83,481,901
25%	25%	£95,305,556	£73,635,781	£72,898,556	£72,767,656	£72,440,406	£70,011,497
30%	30%	£80,810,084	£60,099,686	£59,362,217	£59,231,318	£58,904,067	£56,480,855
35%	35%	£66,256,505	£46,504,423	£45,766,620	£45,635,720	£45,308,469	£42,890,535
40%	40%	£51,645,366	£32,850,548	£32,112,321	£31,981,421	£31,654,171	£29,241,099
45%	45%	£36,977,216	£19,138,619	£18,399,877	£18,268,978	£17,941,726	£15,533,107
50%	50%	£22,252,600	£5,366,281	£4,629,846	£4,498,947	£4,171,696	£1,763,123

4.16 The results of our appraisals demonstrate that the inclusion of Traveller pitches in the scheme results in a lower RLV for the development. This is due to the reduction in the more viable uses delivered on the site which provide cross subsidy to support the provision of the Traveller pitches. In addition, as shown by the initial testing of standalone Traveller schemes, the development of Traveller pitches themselves generate a deficit to a scheme. The impact of this can result in a 0%-9.9% reduction in the delivery of affordable housing on the site (depending on the provision of other policy requirements, in particular embodied carbon). It should be noted that at the lower pitch rental position (£57.51 per pitch per week) the viability

picture worsens to a reduction in the affordable housing provision by between 5%-9.9% (again depending on the provision of other policy requirements).

- 4.17 At the grown higher pitch rental position, although the pitch provision alongside other policy requirements will result in a reduction in the RLV, the viability position may not necessarily be reflected by a reduction in deliverable policy requirements or affordable housing. This is because the scheme is seen to generate a surplus above the BLV, which is reduced when additional policy costs or the Travellers pitches are provided, but the viability still reflects a surplus albeit a smaller surplus.
- 4.18 In addition, we would highlight that the delivery of the 4 Travellers pitches is provided at an opportunity cost to the Site in terms of a reduction of 41 residential flats (i.e. from 860 to 819) and approximately 1,000 sq m of commercial floorspace.

Table 4.18.1: Murphy's Site Appraisal Results

Current Values and Costs

Without Traveller Pitches

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy,	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£119,369,261	£65,972,827	£54,006,548	£63,038,862	£60,619,754	£44,410,702	£34,652,688
60% LAR - 40% CIR	5%	£111,319,250	£59,523,787	£57,558,548	£56,592,600	£54,177,734	£37,994,518	£28,250,544
60% LAR - 40% CIR	10%	£103,195,460	£53,023,884	£51,059,596	£50,095,219	£47,684,278	£31,524,400	£21,793,717
60% LAR - 40% CIR	15%	£95,027,342	£46,473,576	£44,510,153	£43,547,209	£41,139,847	£25,001,459	£15,262,700
60% LAR - 40% CIR	20%	£86,812,326	£39,873,323	£37,910,680	£36,949,031	£34,544,908	£18,425,951	£8,717,988
60% LAR - 40% CIR	25%	£78,592,884	£33,223,584	£31,261,634	£30,301,145	£27,899,933	£11,788,367	£2,100,072
60% LAR - 40% CIR	30%	£69,994,738	£26,524,816	£24,553,476	£23,604,014	£21,205,359	£5,119,191	£-4,570,555
60% LAR - 40% CIR	35%	£61,436,921	£19,777,480	£17,816,686	£16,858,096	£14,451,672	£-1,611,096	£-11,293,398
60% LAR - 40% CIR	40%	£52,829,827	£12,982,033	£11,021,662	£10,063,854	£7,669,333	£-8,392,000	£-18,087,984
60% LAR - 40% CIR	45%	£44,176,149	£6,136,935	£4,176,824	£3,221,747	£828,905	£-15,223,058	£-24,993,762
60% LAR - 40% CIR	50%	£35,478,332	£-3,051,936	£-1,119,688	£-1,661,256	£-868,446	£-22,103,768	£-31,701,296

With Traveller Pitches

(i) Lower Pitch Rent (£57.51 per pitch per week)

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy,	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£114,295,408	£61,950,714	£50,025,443	£59,079,187	£56,713,544	£40,859,929	£31,314,692
60% LAR - 40% CIR	5%	£106,326,168	£55,656,948	£53,732,692	£52,788,103	£50,426,630	£34,598,031	£25,066,694
60% LAR - 40% CIR	10%	£98,369,880	£49,313,542	£47,350,217	£46,447,160	£44,089,517	£28,283,899	£18,765,328
60% LAR - 40% CIR	15%	£90,427,266	£42,920,947	£40,988,466	£40,085,806	£37,702,657	£21,918,033	£12,411,078
60% LAR - 40% CIR	20%	£82,408,199	£36,478,609	£34,557,887	£33,617,492	£31,286,504	£15,500,813	£6,004,424
60% LAR - 40% CIR	25%	£74,246,395	£29,989,975	£28,088,931	£27,129,668	£24,781,510	£9,032,802	£-3,454,162
60% LAR - 40% CIR	30%	£65,947,084	£23,452,495	£21,532,046	£20,593,783	£18,248,139	£2,514,440	£-8,584,188
60% LAR - 40% CIR	35%	£57,593,127	£16,967,815	£14,947,678	£14,010,287	£11,666,813	£-4,969,991	£-13,526,147
60% LAR - 40% CIR	40%	£49,193,267	£10,235,783	£8,166,277	£7,379,631	£5,038,014	£-10,671,450	£-20,136,002
60% LAR - 40% CIR	45%	£40,747,943	£3,557,445	£1,638,203	£702,262	£1,837,815	£-17,336,037	£-26,768,054
60% LAR - 40% CIR	50%	£32,257,593	£-3,196,948	£-1,688,828	£-2,361,396	£-1,590,221	£-24,053,089	£-33,599,022

(ii) Higher Pitch Rent (£123.50 per pitch per week)

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy,	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£112,478,459	£62,117,782	£50,192,511	£59,246,254	£56,881,612	£41,026,999	£31,481,780
60% LAR - 40% CIR	5%	£104,599,219	£55,824,015	£53,899,760	£52,955,170	£50,593,698	£34,765,099	£25,233,761
60% LAR - 40% CIR	10%	£96,670,184	£49,480,610	£47,557,284	£46,614,227	£44,256,584	£28,450,967	£18,932,396
60% LAR - 40% CIR	15%	£88,685,971	£43,088,014	£41,165,533	£40,223,873	£37,869,725	£22,085,070	£12,578,145
60% LAR - 40% CIR	20%	£80,619,694	£36,646,076	£34,724,955	£33,784,950	£31,433,572	£15,667,880	£6,171,492
60% LAR - 40% CIR	25%	£72,585,626	£30,157,043	£28,235,959	£27,296,736	£24,948,578	£9,199,869	£-2,091,006
60% LAR - 40% CIR	30%	£64,168,365	£23,619,593	£21,699,113	£20,760,851	£18,415,196	£2,681,508	£-6,792,102
60% LAR - 40% CIR	35%	£55,763,959	£17,034,682	£15,114,746	£14,177,355	£11,833,880	£-3,886,735	£-13,558,079
60% LAR - 40% CIR	40%	£47,371,857	£10,402,850	£8,483,345	£7,546,699	£5,205,081	£-10,604,363	£-21,993,534
60% LAR - 40% CIR	45%	£38,929,002	£3,724,513	£1,805,361	£969,330	£-1,470,747	£-17,170,969	£-28,630,986
60% LAR - 40% CIR	50%	£30,436,651	£-2,999,580	£-1,051,761	£-1,654,361	£-1,193,192	£-22,889,622	£-33,341,954

Grown Values and Inflated Costs

Without Traveller Pitches

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy,	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£203,648,881	£150,676,716	£148,581,731	£147,383,371	£144,422,471	£124,802,852	£113,305,832
60% LAR - 40% CIR	5%	£187,811,203	£136,280,072	£134,164,627	£132,978,798	£130,014,222	£110,532,552	£98,956,416
60% LAR - 40% CIR	10%	£171,902,176	£121,766,130	£119,488,588	£118,024,626	£115,529,624	£96,083,015	£84,526,245
60% LAR - 40% CIR	15%	£155,965,609	£107,197,567	£105,104,813	£103,623,426	£100,969,962	£81,534,954	£70,015,851
60% LAR - 40% CIR	20%	£139,817,365	£92,555,065	£90,463,463	£89,203,995	£86,335,324	£68,349,003	£56,425,962
60% LAR - 40% CIR	25%	£123,626,492	£77,839,300	£75,748,726	£74,570,975	£71,626,598	£52,266,118	£40,757,310
60% LAR - 40% CIR	30%	£107,290,624	£63,050,954	£60,961,281	£59,785,050	£56,844,471	£37,506,775	£26,010,624
60% LAR - 40% CIR	35%	£90,685,518	£48,190,703	£46,101,810	£44,926,900	£41,989,626	£22,671,766	£11,186,635
60% LAR - 40% CIR	40%	£73,969,937	£33,259,230	£31,170,991	£29,997,210	£27,062,754	£7,761,808	£-3,713,928
60% LAR - 40% CIR	45%	£57,183,485	£18,257,211	£16,169,506	£14,996,658	£12,064,541	£-3,223,387	£-18,800,303
60% LAR - 40% CIR	50%	£40,327,836	£3,185,326	£1,096,034	£-274,690	£-3,504,326	£-22,286,102	£-33,741,853

With Traveller Pitches

(i) Lower Pitch Rent (£57.51 per pitch per week)

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy,	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£196,425,035	£144,617,135	£142,564,307	£141,402,659	£138,498,541	£119,414,065	£108,073,907
60% LAR - 40% CIR	5%	£180,968,681	£130,545,650	£128,494,324	£127,335,145	£124,437,199	£105,389,760	£94,070,177
60% LAR - 40% CIR	10%	£165,442,697	£116,400,679	£114,350,726	£113,193,816	£110,301,542	£91,288,124	£79,987,443
60% LAR - 40% CIR	15%	£149,817,026	£102,162,865	£100,134,184	£98,979,342	£96,092,236	£77,109,856	£65,826,416
60% LAR - 40% CIR	20%	£134,116,140	£87,892,929	£85,845,355	£84,692,385	£81,809,980	£62,855,652	£51,587,809
60% LAR - 40% CIR	25%	£118,300,625	£73,531,478	£71,484,905	£70,333,611	£67,455,377	£48,526,209	£37,272,334
60% LAR - 40% CIR	30%	£102,328,471	£59,099,190	£57,053,499	£55,903,687	£53,029,159	£34,122,228	£22,880,705
60% LAR - 40% CIR	35%	£86,100,000	£44,596,731	£42,551,799	£41,403,278	£38,531,976	£19,644,402	£8,413,633
60% LAR - 40% CIR	40%	£69,794,904	£30,024,763	£27,980,471	£26,833,050	£23,964,496	£5,003,431	£-3,126,167
60% LAR - 40% CIR	45%	£53,412,621	£15,383,949	£13,340,177	£12,193,668	£9,327,367	£-3,529,969	£-16,743,696
60% LAR - 40% CIR	50%	£36,962,806	£674,951	£-3,368,418	£-2,514,201	£-3,378,658	£-24,225,159	£-35,433,108

(ii) Higher Pitch Rent (£123.50 per pitch per week)

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy,	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£194,698,085	£144,784,203	£142,731,374	£141,569,727	£138,665,808	£119,581,133	£108,240,974
60% LAR - 40% CIR	5%	£179,241,732	£130,712,718	£128,661,391	£127,502,213	£124,604,267	£105,566,627	£94,237,244
60% LAR - 40% CIR	10%	£163,696,113	£116,567,746	£114,517,796	£113,360,885	£110,468,610	£91,455,192	£80,154,510
60% LAR - 40% CIR	15%	£148,054,118	£102,349,952	£100,301,251	£99,146,419	£96,256,207	£77,276,924	£65,993,483
60% LAR - 40% CIR	20%	£132,366,896	£88,059,996	£86,012,423	£84,859,453	£81,977,029	£63,022,719	£51,754,876
60% LAR - 40% CIR	25%	£116,509,027	£73,698,545	£71,651,973	£70,500,679	£67,622,445	£48,693,276	£37,439,401
60% LAR - 40% CIR	30%	£100,493,484	£59,266,258	£57,220,566	£56,070,755	£53,196,226	£34,289,295	£23,047,772
60% LAR - 40% CIR	35%	£84,248,232	£44,763,799	£42,718,866	£41,570,346	£38,699,044	£19,811,469	£8,580,701
60% LAR - 40% CIR	40%	£67,894,136	£30,191,831	£28,147,538	£27,000,118	£24,131,569	£5,260,498	£-3,991,056
60% LAR - 40% CIR	45%	£51,551,832	£15,551,017	£13,507,244	£12,360,736	£9,484,465	£-3,362,861	£-16,019,016
60% LAR - 40% CIR	50%	£35,102,038	£942,018	£-2,261,361	£-2,347,134	£-3,211,590	£-24,058,091	£-35,266,041

4.19

The results of our sensitivity testing on the Murphys site again reflect that the scheme can support the delivery of Traveller pitches, however this results in a reduction in the RLV. This is predominantly due to the impact of the reduction in other more viable uses in the development which subsidise the provision of the Traveller pitches. However there is also the impact of Traveller development generating a deficit to the scheme. The inclusion of Traveller provision in the Murphys development results in a 5%-9.9% reduction in the delivery of affordable housing (depending on the provision of other policy requirements, in particular embodied carbon and renewable offset payments). That is, if all other policy costs are adopted, assuming high pitch rents and no growth, there is a reduction in viability from a no-pitches position of 25%-29.9% affordable housing to a with-pitches position of 20%-24.9% affordable housing.

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- 4.20 There is a less pronounced difference in the affordable housing position than the Camley Street testing between the various Traveller rents, however, understandably in scenarios where a lower Traveller rent is adopted a lower RLV is generated.
- 4.21 As previously identified with the Camley Street Site, the growth testing scenario does not reflect a significant impact/reduction on the delivery of affordable housing and other policy requirements where Travellers Pitches are provided. This is because the scheme generates a surplus above the BLV at the specific policy thresholds shown as viable both without and with the provision of the pitches. The RLV and hence the surplus of the scheme generated is seen to reduce when additional policy costs or the Travellers pitches are provided, however this is not significant enough to reduce the high level viability position identified in most cases in the growth scenario.
- 4.22 In addition to the above, the delivery of the 4 Travellers pitches on the site is provided at an opportunity cost to the scheme, reflecting a reduction of 18 residential flats (i.e. from 750 to 732 units) as well as circa 3,090 sq m of commercial floorspace.

5 Conclusions and Recommendations

- 5.1 The results of this testing demonstrate that the development of standalone Traveller pitches on sites are unviable, generating a deficit when measured against a range of BLVs. Moreover the results identify that these developments generate negative residual land values. This indicates that the costs of delivering standalone Traveller pitches exceed the GDV generated by the completed pitches. Consequently, the delivery of standalone Traveller pitches would require subsidy to deliver them and to cover the land value as well.
- 5.2 Our testing of Traveller provision within larger developments in the Borough has indicated that this is viable in some scenarios. However, there is an opportunity cost to delivering Traveller uses in developments where the other uses on the site are cross subsidising the delivery of the Traveller pitches as well as supporting the delivery of other policy requirements, such as affordable housing and sustainability measures etc. Our testing has suggested that reductions of between 5% to 15% of affordable housing (depending on the provision of other policy requirements) are likely where Traveller pitches are provided.
- 5.3 The sensitivity testing undertaken on the two strategic sites has identified a similar picture of viability as that seen in the Typology testing where the provision of Traveller pitches is incorporated into the developments.
- 5.4 In addition, we are aware that a key issue for the Council is that land is a scarce resource in an inner London Borough like Camden, with keen demand and need for other uses. Consequently, the delivery of a low density use on land results in an opportunity cost of other land uses that would be foregone in order to provide Traveller pitches as increased density elsewhere or on the site cannot always be achieved.
- 5.5 The Council will need to give careful consideration as to the best approach to delivering Traveller pitches in the Borough given the need for subsidy to deliver them. In particular, the Council will need to have regard to the need to balance the impact/opportunity cost on the delivery of other uses and policy requirements in developments when seeking Traveller provision on sites.

Appendix 1 – CDM Cost Advice

London Borough of Camden				
Order of cost estimates for Travellers Sites Rev 1				
No	Description	Single Pitch stand alone	Four Pitch stand alone	Four Pitch as part of Larger /Strategic Site
		Cost	Cost	Cost
		£	£	£
	SUMMARY			
	Site area m2	500	2,000	1,500
	Overall cost £	482,000	1,685,000	1,525,000
	Total of amenity buildings £	217,770	807,030	807,030
	External works and services £	264,230	877,970	717,970
	Remediation	0	0	0
	Off site infrastructure	0	0	0
	Total	482,000	1,685,000	1,525,000
	Contingency	0	0	0
	Professional and other fees	0	0	0
	Overall total	482,000	1,685,000	1,525,000
	GIA	500	2,000	1,500
	Cost per m2 of area of land	962	658	968
	Cost per ft2	89	61	90
	Number of pitches	1	4	4
	Density dw/ha	20	20	27
	See notes for each site excludes play equipment, electric charging			
	Costs exclude professional fees and contingency, Section 106 and CIL pavments			

London Borough of Camden

Order of cost estimate



Single Pitch Travellers site standalone

500

M2

No	Description	Quantity	Unit	Rate	£
	Site works				
	Clear site and enabling	500	m2	100	50,000
	Hardstanding	200	m2	200	40,000
	Landscaping	250	m2	150	37,500
	Fencing and gates etc	120	m	200	24,000
	External lighting	4	nr	5000	20,000
	Security	1	item	5000	5,000
	Bin store and post box etc	1	item	1000	1,000
	Site works				177,500
	Site services				
	Water	1	nr	2,000	2,000
	Electricity	1	nr	5,000	5,000
	Drainage	1	nr	20,000	20,000
	Cable/satellite	1	nr	1,000	1,000
	Site Services				28,000
	Amenity and other facilities				
	Amenity building detached	50	m2	3400	170,000
	Total amenity and other facilities	50	m2	3400	170,000
	Total of buildings				170,000
	Remediation excluded				
	Remediation	0	m2	56	0
	Remediation Total			0.00%	0
	Total	500	m2	751	375,500
	Preliminaries and overheads and profit			22.00%	82,610
	Overall Total	500	m2	916	458,110
	Design development	5%		0	22,906

London Borough of Camden

Order of cost estimate



Single Pitch Travellers site standalone

500

M2

No	Description	Quantity	Unit	Rate	£
	Contingency	0%		exc	0
	Professional and other fees	0%		exc	0
	Overall total	500	m2	962	481,016
	Notes			sav	£482,000.00
	Based on BNP Paribas email dated 29th November 2024, Hammond Street Depot 2016 option 2 information, CLG Good Practice Guide, national Policy Advisory Panel on Gypsy and Traveller Housing dated Jan 2021				
	Costs based on GIA m2	500			
	Site area m2	500			
	Density- dw/ha	20			
	Building heights storey	1			
	Building GIA m2 detached	50			
	External works m2	450			
	Costs are based on 4th Quarter 2024 with no allowance for inflation				
	No allowance for any essential or non essential off site infrastructure network reinforcement, service diversions or the like unless stated above				
	Excludes contingency, VAT, professional fees, latent defects insurance, party wall requirements, phasing, section 106 payments and CIL payments				
	Costs exclude remediation works				
	No allowance for electric charging				
	Assumes mains drainage and services nearby				
	No allowance for site manager's office				
	No allowance for play equipment				
	Capital cost only no allowance for maintenance				

London Borough of Camden

Order of cost estimate



Four Pitch Travellers site standalone

2,000

M2

No	Description	Quantity	Unit	Rate	£
	Site works				
	Clear site and enabling	2000	m2	100	200,000
	Hardstanding	800	m2	200	160,000
	Landscaping	1000	m2	150	150,000
	Fencing and gates etc	240	m	200	48,000
	External lighting	10	nr	5000	50,000
	Security	1	item	10000	10,000
	Bin store and post box etc	1	item	2000	2,000
	Site works				620,000
	Site services				
	Water	4	nr	1,500	6,000
	Electricity	4	nr	4,000	16,000
	Drainage	4	nr	10,000	40,000
	Cable/satellite	4	nr	750	3,000
	Site Services				65,000
	Amenity and other facilities				
	Amenity building Semi - detached	200	m2	3150	630,000
	Total amenity and other facilities	200	m2	3150	630,000
	Total of buildings				630,000
	Remediation excluded				
	Remediation	0	m2	56	0
	Remediation Total			0.00%	0
	Total	2,000	m2	658	1,315,000
	Preliminaries and overheads and profit			22.00%	289,300
	Overall Total	2,000	m2	802	1,604,300
	Design development	5%		0	80,215

London Borough of Camden

Order of cost estimate



Four Pitch Travellers site standalone

2,000

M2

No	Description	Quantity	Unit	Rate	£
	Contingency	0%		exc	0
	Professional and other fees	0%		exc	0
	Overall total	2,000	m2	842	1,684,515
				sav	£1,685,000.00
	Notes Based on BNP Paribas email dated 29th November 2024, Hammond Street Depot 2016 option 2 information, CLG Good Practice Guide, national Policy Advisory Panel on Gypsy and Traveller Housing dated Jan 2021 Costs based on GIA m2 2,000 Site area m2 2,000 Density- dw/ha 20 Building heights storey 1 Building GIA m2- semi detached 200 External works m2 1,800 Costs are based on 4th Quarter 2024 with no allowance for inflation No allowance for any essential or non essential off site infrastructure network reinforcement, service diversions or the like unless stated above Excludes contingency, VAT, professional fees, latent defects insurance, party wall requirements, phasing, section 106 payments and CIL payments Costs exclude remediation works No allowance for electric charging Assumes mains drainage and services nearby No allowance for site manager's office No allowance for play equipment Capital cost only no allowance for maintenance				

London Borough of Camden

Order of cost estimate



Four Pitch Travellers site as part of larger/strategic site

1,500

M2

No	Description	Quantity	Unit	Rate	£
	Site works				
	Clear site and enabling	1500	m2	100	150,000
	Hardstanding	800	m2	200	160,000
	Landscaping	500	m2	150	75,000
	Fencing and gates etc	240	m	200	48,000
	External lighting	10	nr	5000	50,000
	Security	1	item	10000	10,000
	Bin store and post box etc	1	item	2000	2,000
	Site works				495,000
	Site services				
	Water	4	nr	1,500	6,000
	Electricity	4	nr	4,000	16,000
	Drainage	4	nr	10,000	40,000
	Cable/satellite	4	nr	750	3,000
	Site Services				65,000
	Amenity and other facilities				
	Amenity building Semi - detached	200	m2	3150	630,000
	Total amenity and other facilities	200	m2	3150	630,000
	Total of buildings				630,000
	Remediation excluded				
	Remediation	0	m2	56	0
	Remediation Total			0.00%	0
	Total	1,500	m2	793	1,190,000
	Preliminaries and overheads and profit			22.00%	261,800
	Overall Total	1,500	m2	968	1,451,800
	Design development	5%		0	72,590

London Borough of Camden

Order of cost estimate



Four Pitch Travellers site as part of larger/strategic site

1,500

M2

No	Description	Quantity	Unit	Rate	£
	Contingency	0%		exc	0
	Professional and other fees	0%		exc	0
	Overall total	1,500	m2	1,016	1,524,390
				sav	£1,525,000.00
	Notes Based on BNP Paribas email dated 29th November 2024, Hammond Street Depot 2016 option 2 information, CLG Good Practice Guide, national Policy Advisory Panel on Gypsy and Traveller Housing dated Jan 2021 Costs based on GIA m2 1,500 Site area m2 1,500 Density- dw/ha 27 Building heights storey 1 Building GIA m2- semi detached 200 External works m2 1,300 Costs are based on 4th Quarter 2024 with no allowance for inflation No allowance for any essential or non essential off site infrastructure network reinforcement, service diversions or the like unless stated above Excludes contingency, VAT, professional fees, latent defects insurance, party wall requirements, phasing, section 106 payments and CIL payments Costs exclude remediation works No allowance for electric charging Assumes mains drainage and services nearby No allowance for site manager's office No allowance for play equipment Capital cost only no allowance for maintenance				

Appendix 2 – Appraisal Results of Standalone Traveller Sites Testing

LB Camden
Local Plan Viability Testing 2023
Profit @ 15% of GDV

No Units	1	4
Site Area	0.05 Ha	0.2 Ha

Residual land values:

Rent	Single Pitch Typology	Four Pitch Typology
Base Pitch Rent 2020 indexed with CPI +1% (£57.51 per pitch per wk)	-£462,129	-£1,188,832
Medium Pitch Rent - LB Southwark indexed from 2014 (£119.91 per pitch per wk)	-£404,650	-£962,592
High Pitch Rent - Bedford BC (£123.50 per pitch per wk)	-£401,334	-£949,538

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Rent	Single Pitch Typology	Four Pitch Typology
Base Pitch Rent 2020 indexed with CPI +1% (£57.51 per pitch per wk)	-£5,344,579	-£20,718,832
Medium Pitch Rent - LB Southwark indexed from 2014 (£119.91 per pitch per wk)	-£5,287,100	-£20,492,392
High Pitch Rent - Bedford BC (£123.50 per pitch per wk)	-£5,283,784	-£20,479,338

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Rent	Single Pitch Typology	Four Pitch Typology
Base Pitch Rent 2020 indexed with CPI +1% (£57.51 per pitch per wk)	-£3,321,429	-£12,626,032
Medium Pitch Rent - LB Southwark indexed from 2014 (£119.91 per pitch per wk)	-£3,263,950	-£12,399,792
High Pitch Rent - Bedford BC (£123.50 per pitch per wk)	-£3,260,634	-£12,386,738

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Rent	Single Pitch Typology	Four Pitch Typology
Base Pitch Rent 2020 indexed with CPI +1% (£57.51 per pitch per wk)	-£2,483,129	-£9,272,832
Medium Pitch Rent - LB Southwark indexed from 2014 (£119.91 per pitch per wk)	-£2,425,650	-£9,046,592
High Pitch Rent - Bedford BC (£123.50 per pitch per wk)	-£2,422,334	-£9,033,538

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Rent	Single Pitch Typology	Four Pitch Typology
Base Pitch Rent 2020 indexed with CPI +1% (£57.51 per pitch per wk)	-£1,492,179	-£5,309,032
Medium Pitch Rent - LB Southwark indexed from 2014 (£119.91 per pitch per wk)	-£1,434,700	-£5,082,792
High Pitch Rent - Bedford BC (£123.50 per pitch per wk)	-£1,431,384	-£5,069,738

LB Camden
Local Plan Viability Testing 2023
Profit @ 6% of GDV

No Units	1	4
Site Area	0.05 Ha	0.2 Ha

Residual land values:

Rent	Single Pitch Typology	Four Pitch Typology
Base Pitch Rent 2020 indexed with CPI +1% (£57.51 per pitch per wk)	-£456,520	-£1,166,751
Medium Pitch Rent - LB Southwark indexed from 2014 (£119.91 per pitch per wk)	-£392,954	-£916,557
High Pitch Rent - Bedford BC (£123.50 per pitch per wk)	-£389,287	-£902,120

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Rent	Single Pitch Typology	Four Pitch Typology
Base Pitch Rent 2020 indexed with CPI +1% (£57.51 per pitch per wk)	-£5,338,970	-£20,696,551
Medium Pitch Rent - LB Southwark indexed from 2014 (£119.91 per pitch per wk)	-£5,275,404	-£20,446,357
High Value - Bedford BC (£123.50 per pitch per wk)	-£5,271,737	-£20,431,920

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Rent	Single Pitch Typology	Four Pitch Typology
Base Pitch Rent 2020 indexed with CPI +1% (£57.51 per pitch per wk)	-£3,315,820	-£12,603,951
Medium Rent - LB Southwark indexed from 2014 (£119.91 per pitch per wk)	-£3,252,254	-£12,353,757
High Value - Bedford BC (£123.50 per pitch per wk)	-£3,248,587	-£12,339,320

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Rent	Single Pitch Typology	Four Pitch Typology
Base Pitch Rent 2020 indexed with CPI +1% (£57.51 per pitch per wk)	-£2,477,520	-£9,250,751
Medium Rent - LB Southwark indexed from 2014 (£119.91 per pitch per wk)	-£2,413,954	-£9,000,557
High Value - Bedford BC (£123.50 per pitch per wk)	-£2,410,287	-£8,986,120

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Rent	Single Pitch Typology	Four Pitch Typology
Base Pitch Rent 2020 indexed with CPI +1% (£57.51 per pitch per wk)	-£1,486,570	-£5,286,951
Medium Rent - LB Southwark indexed from 2014 (£119.91 per pitch per wk)	-£1,423,004	-£5,036,757
High Value - Bedford BC (£123.50 per pitch per wk)	-£1,419,337	-£5,022,320

Appendix 3 – Appraisal Results of Local Plan Typologies Excluding Traveller Provision

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone A - Zone 1 and Eastern Central Zone				
No Units	135	Sales value inflation		Base				
Site Area	1.64 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR, CIR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR	0%	£25,272,486	£42,800,174	£40,771,833	£40,654,261	£40,366,119	£38,565,811	£37,615,368
60% LAR - 40% CIR	5%	£27,674,710	£36,471,784	£37,451,279	£37,334,101	£37,041,156	£35,363,486	£34,307,003
60% LAR - 40% CIR	10%	£44,062,822	£35,120,583	£38,116,307	£33,999,538	£33,707,640	£31,992,455	£30,903,362
60% LAR - 40% CIR	15%	£42,247,710	£32,773,700	£38,767,024	£30,650,648	£30,359,709	£28,614,078	£27,644,282
60% LAR - 40% CIR	20%	£38,772,160	£29,440,205	£37,403,594	£27,297,567	£26,997,503	£25,257,088	£24,290,209
60% LAR - 40% CIR	25%	£36,164,193	£26,021,409	£36,026,144	£23,910,432	£23,621,150	£21,885,460	£20,921,187
60% LAR - 40% CIR	30%	£33,623,400	£22,622,263	£33,553,913	£20,519,380	£20,230,798	£18,499,354	£17,537,363
60% LAR - 40% CIR	35%	£29,725,935	£19,215,955	£17,229,734	£17,114,547	£16,826,580	£15,087,305	£14,112,766
60% LAR - 40% CIR	40%	£22,022,996	£15,793,619	£13,800,357	£13,683,329	£13,391,605	£11,640,367	£10,667,825
60% LAR - 40% CIR	45%	£18,304,444	£12,345,361	£10,330,654	£10,219,107	£9,927,789	£8,176,306	£7,206,267
60% LAR - 40% CIR	50%	£14,574,675	£8,864,875	£6,857,710	£6,741,311	£6,450,312	£4,704,334	£3,734,330
Residual Land values compared to benchmark land values		£97,649,090						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£25,120,520	£28,625,321	£28,625,321	£24,276,228	£24,341,578	£24,117,417	£22,769,774
60% LAR - 40% CIR	5%	£26,341,909	£20,275,148	£20,275,148	£27,388,434	£27,453,163	£27,607,901	£25,484,476
60% LAR - 40% CIR	10%	£24,602,862	£26,833,030	£26,833,030	£29,637,769	£29,702,508	£29,857,247	£27,634,823
60% LAR - 40% CIR	15%	£22,308,338	£22,004,460	£22,004,460	£24,601,139	£24,665,878	£24,730,617	£22,508,193
60% LAR - 40% CIR	20%	£20,174,488	£19,383,322	£19,383,322	£22,379,586	£22,444,325	£22,509,064	£20,286,640
60% LAR - 40% CIR	25%	£18,040,639	£16,773,448	£16,773,448	£20,173,418	£20,238,157	£20,302,896	£18,080,472
60% LAR - 40% CIR	30%	£15,906,800	£14,167,778	£14,167,778	£17,944,371	£18,009,110	£18,073,849	£15,851,425
60% LAR - 40% CIR	35%	£13,772,961	£11,511,112	£11,511,112	£15,715,322	£15,780,061	£15,844,800	£13,622,376
60% LAR - 40% CIR	40%	£11,639,122	£8,905,370	£8,905,370	£13,486,183	£13,550,922	£13,615,661	£11,393,237
60% LAR - 40% CIR	45%	£9,505,283	£6,298,896	£6,298,896	£11,257,005	£11,321,744	£11,386,483	£9,164,059
60% LAR - 40% CIR	50%	£7,371,444	£3,692,416	£3,692,416	£9,027,827	£9,092,566	£9,157,305	£6,934,881
Residual Land values compared to benchmark land values		£97,186,000						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£6,117,890	£16,585,288	£16,613,628	£14,731,281	£14,025,343	£14,769,881	£13,776,305
60% LAR - 40% CIR	5%	£17,740,788	£10,910,077	£10,910,077	£17,740,788	£17,740,788	£17,740,788	£15,969,409
60% LAR - 40% CIR	10%	£16,322,040	£20,259,870	£20,259,870	£18,385,823	£17,677,821	£18,462,786	£17,462,786
60% LAR - 40% CIR	15%	£14,904,251	£26,611,762	£26,611,762	£16,724,813	£16,016,811	£16,801,438	£15,801,438
60% LAR - 40% CIR	20%	£12,611,589	£29,981,707	£29,981,707	£14,587,884	£13,879,882	£14,664,352	£13,664,352
60% LAR - 40% CIR	25%	£10,320,280	£23,360,650	£23,360,650	£12,449,371	£11,741,369	£12,526,801	£11,526,801
60% LAR - 40% CIR	30%	£8,029,059	£16,739,169	£16,739,169	£10,310,861	£9,602,859	£10,388,158	£9,388,158
60% LAR - 40% CIR	35%	£5,635,028	£10,108,006	£10,108,006	£8,172,375	£7,464,373	£8,249,801	£7,249,801
60% LAR - 40% CIR	40%	£3,241,056	£3,491,844	£3,491,844	£6,033,897	£5,325,895	£6,112,804	£5,112,804
60% LAR - 40% CIR	45%	£81,386,017	£27,044,101	£27,044,101	£49,108,354	£48,457,723	£51,205,345	£50,217,745
60% LAR - 40% CIR	50%	£4,441,786	£20,520,086	£20,520,086	£4,441,786	£4,441,786	£4,441,786	£4,441,786
Residual Land values compared to benchmark land values		£40,420,000						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£5,700,595	£2,902,831	£2,912,538	£4,640,314	£4,633,460	£3,891,735	£2,887,615
60% LAR - 40% CIR	5%	£2,297,295	£5,644,054	£5,644,054	£7,878,318	£7,878,318	£6,565,007	£5,565,007
60% LAR - 40% CIR	10%	£1,847,405	£3,205,915	£3,217,582	£11,321,967	£11,614,958	£11,360,357	£10,360,357
60% LAR - 40% CIR	15%	£1,262,445	£1,570,303	£1,570,303	£14,687,284	£14,677,118	£13,677,648	£12,677,648
60% LAR - 40% CIR	20%	£1,107,100	£1,661,301	£1,661,301	£17,944,371	£17,944,371	£16,944,371	£15,944,371
60% LAR - 40% CIR	25%	£1,157,218	£2,148,303	£2,148,303	£21,428,238	£21,428,238	£20,428,238	£19,428,238
60% LAR - 40% CIR	30%	£1,107,100	£2,148,303	£2,148,303	£24,844,861	£24,844,861	£23,844,861	£22,844,861
60% LAR - 40% CIR	35%	£1,107,100	£2,148,303	£2,148,303	£28,261,485	£28,261,485	£27,261,485	£26,261,485
60% LAR - 40% CIR	40%	£1,107,100	£2,148,303	£2,148,303	£31,678,109	£31,678,109	£30,678,109	£29,678,109
60% LAR - 40% CIR	45%	£1,107,100	£2,148,303	£2,148,303	£35,094,733	£35,094,733	£34,094,733	£33,094,733
60% LAR - 40% CIR	50%	£1,107,100	£2,148,303	£2,148,303	£38,511,357	£38,511,357	£37,511,357	£36,511,357
Residual Land values compared to benchmark land values		£20,691,090						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£28,880,142	£21,406,628	£18,374,487	£18,260,852	£18,886,773	£17,202,259	£16,222,013
60% LAR - 40% CIR	5%	£28,281,354	£18,076,438	£16,057,933	£15,940,755	£15,647,410	£13,880,740	£12,913,657
60% LAR - 40% CIR	10%	£19,033,864	£14,746,237	£12,722,951	£12,606,192	£12,314,584	£10,548,916	£9,581,832
60% LAR - 40% CIR	15%	£11,033,864	£11,380,354	£9,373,877	£9,257,362	£9,066,363	£7,290,732	£6,295,546
60% LAR - 40% CIR	20%	£15,374,823	£8,010,918	£6,010,267	£5,894,221	£5,804,154	£4,029,523	£3,034,439
60% LAR - 40% CIR	25%	£11,710,840	£4,638,053	£2,632,788	£2,517,086	£2,427,004	£680,114	£189,709
60% LAR - 40% CIR	30%	£8,050,059	£1,261,019	£1,261,019	£1,261,019	£1,261,019	£1,261,019	£1,261,019
60% LAR - 40% CIR	35%	£4,330,585	£2,171,381	£2,171,381	£2,171,381	£2,171,381	£2,171,381	£2,171,381
60% LAR - 40% CIR	40%	£630,580	£1,080,721	£1,080,721	£1,080,721	£1,080,721	£1,080,721	£1,080,721
60% LAR - 40% CIR	45%	£1,107,100	£2,148,303	£2,148,303	£2,148,303	£2,148,303	£2,148,303	£2,148,303
60% LAR - 40% CIR	50%	£1,107,100	£2,148,303	£2,148,303	£2,148,303	£2,148,303	£2,148,303	£2,148,303
Residual Land values compared to benchmark land values		£17,889,609						

LB Camden
Local Plan Viability Testing 2025

Reel 13 - 135 Flats	
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No Units	135
Site Area	5.66 Ha

Residual land values:

Value Area	Zone A - Kings Cross Higher
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - CIR

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	136,202,518	137,625,730	145,905,226	145,768,047	145,446,102	143,737,432	142,760,948
60% LAR - 40% CIR	10%	135,141,009	144,138,884	142,125,298	142,000,348	141,710,642	139,962,265	139,062,265
60% LAR - 40% CIR	15%	140,067,909	140,337,757	138,331,080	138,214,705	137,953,786	136,178,135	135,208,339
60% LAR - 40% CIR	20%	143,081,346	136,523,377	134,822,706	134,408,019	134,116,612	132,420,211	131,450,322
60% LAR - 40% CIR	25%	139,882,041	132,695,277	130,700,313	130,584,600	130,286,318	128,558,637	127,585,355
60% LAR - 40% CIR	30%	135,753,854	128,854,406	128,048,638	128,148,603	128,401,021	124,728,320	123,768,588
60% LAR - 40% CIR	35%	131,058,208	125,000,235	123,014,013	122,898,536	122,670,858	120,863,052	119,923,160
60% LAR - 40% CIR	40%	127,450,004	121,132,983	119,190,379	119,035,404	118,747,967	117,023,343	116,085,220
60% LAR - 40% CIR	45%	123,279,367	117,252,713	115,243,271	115,168,415	114,817,466	113,128,778	112,191,549
60% LAR - 40% CIR	50%	119,096,424	113,359,824	111,357,030	111,240,631	110,949,633	109,203,643	108,233,650

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	141,125,475	140,765,365	151,342,023	151,313,834	149,758,722	147,910,214	146,850,422
60% LAR - 40% CIR	5%	140,458,979	140,108,919	150,687,600	150,659,411	149,104,299	147,255,791	146,195,999
60% LAR - 40% CIR	10%	143,263,122	137,586,127	149,276,423	149,248,234	147,693,122	145,844,614	144,784,822
60% LAR - 40% CIR	15%	143,336,822	137,669,974	149,370,951	149,342,762	147,787,650	145,939,142	144,879,350
60% LAR - 40% CIR	20%	147,145,384	136,461,354	148,060,867	148,032,678	146,477,566	144,628,058	143,568,266
60% LAR - 40% CIR	25%	141,522,890	138,700,154	147,820,130	147,791,941	146,196,829	144,347,321	143,287,529
60% LAR - 40% CIR	30%	142,456,477	137,550,977	147,660,953	147,632,764	146,037,652	144,188,144	143,128,352
60% LAR - 40% CIR	35%	139,738,523	136,404,486	147,360,718	147,332,529	145,737,417	143,887,909	142,828,117
60% LAR - 40% CIR	40%	136,125,117	135,251,777	146,822,462	146,794,273	145,199,161	143,349,653	142,289,861
60% LAR - 40% CIR	45%	131,725,364	134,161,058	146,112,460	146,084,271	144,490,159	142,640,651	141,580,859
60% LAR - 40% CIR	50%	128,458,487	130,848,807	145,404,100	145,375,911	143,780,799	141,931,291	140,871,499

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	136,423	137,686,386	149,742,758	149,714,569	148,160,457	146,301,949	145,242,157
60% LAR - 40% CIR	5%	135,458,979	136,722,919	148,778,207	148,750,018	147,195,906	145,337,398	144,277,606
60% LAR - 40% CIR	10%	147,343,853	136,549,877	147,280,364	147,252,175	145,698,063	143,839,555	142,779,763
60% LAR - 40% CIR	15%	141,577,055	138,747,705	146,947,881	146,919,692	145,365,580	143,507,072	142,447,280
60% LAR - 40% CIR	20%	146,404,115	132,862,085	144,978,383	144,950,194	143,396,082	141,537,574	140,477,782
60% LAR - 40% CIR	25%	135,053,423	129,689,895	144,689,649	144,661,460	143,107,348	141,248,840	140,189,048
60% LAR - 40% CIR	30%	123,631,008	130,530,976	143,521,425	143,493,236	141,939,124	140,080,616	139,020,824
60% LAR - 40% CIR	35%	127,777,253	134,365,227	143,365,227	143,337,038	141,782,926	139,924,418	138,864,626
60% LAR - 40% CIR	40%	131,656,458	128,252,508	143,102,843	143,074,654	141,490,542	139,632,034	138,572,242
60% LAR - 40% CIR	45%	128,139,595	124,121,489	144,112,461	144,084,272	142,490,160	140,631,652	139,571,860
60% LAR - 40% CIR	50%	128,288,017	128,052,038	144,105,432	144,077,243	142,483,208	140,624,704	139,564,912

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	134,227,703	135,051,115	139,038,638	139,010,449	137,456,337	135,607,829	134,548,037
60% LAR - 40% CIR	5%	133,166,363	132,983,889	138,181,115	138,152,926	136,598,804	134,750,296	133,690,504
60% LAR - 40% CIR	10%	136,093,284	131,836,899	137,328,535	137,299,346	135,745,224	133,896,716	132,836,924
60% LAR - 40% CIR	15%	132,506,751	133,491,258	137,451,258	137,422,069	135,868,000	134,019,492	132,959,700
60% LAR - 40% CIR	20%	136,145,384	131,610,108	137,174,801	137,145,612	135,592,929	133,744,421	132,684,629
60% LAR - 40% CIR	25%	130,250,762	131,150,130	137,110,079	137,080,890	135,538,154	133,689,646	132,629,854
60% LAR - 40% CIR	30%	131,486,477	130,674,301	137,045,357	137,016,168	135,483,427	133,634,919	132,575,126
60% LAR - 40% CIR	35%	128,139,595	130,841,962	137,024,292	136,995,103	135,458,364	133,609,856	132,550,793
60% LAR - 40% CIR	40%	124,524,812	130,717,343	136,959,645	136,930,456	135,393,715	133,545,207	132,496,145
60% LAR - 40% CIR	45%	120,125,117	130,614,762	136,911,385	136,882,196	135,349,442	133,500,932	132,451,872
60% LAR - 40% CIR	50%	123,470,181	128,674,762	136,911,385	136,882,196	135,349,442	133,500,932	132,451,872

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	136,856,569	130,505,717	128,277,257	128,250,724	127,865,665	126,101,177	125,120,965
60% LAR - 40% CIR	5%	134,809,972	128,532,384	124,511,879	124,484,780	124,101,786	122,344,086	121,363,874
60% LAR - 40% CIR	10%	130,746,362	122,746,038	122,746,038	122,718,939	122,335,946	120,578,246	119,598,034
60% LAR - 40% CIR	15%	126,674,563	118,944,411	118,937,734	118,910,635	118,527,642	116,769,942	115,789,730
60% LAR - 40% CIR	20%	122,588,000	116,130,031	116,123,360	116,133,353	115,750,360	113,992,660	113,012,448
60% LAR - 40% CIR	25%	118,488,095	111,302,231	111,295,554	111,268,455	110,885,462	109,127,762	108,147,550
60% LAR - 40% CIR	30%	114,388,095	108,396,966	108,390,289	108,363,190	107,980,197	106,222,497	105,242,285
60% LAR - 40% CIR	35%	110,288,095	105,486,697	105,480,020	105,452,921	105,069,928	103,312,228	102,332,016
60% LAR - 40% CIR	40%	106,188,095	102,576,428	102,569,751	102,542,652	102,159,659	100,401,959	99,421,747
60% LAR - 40% CIR	45%	102,088,095	98,666,159	98,659,482	98,632,383	98,249,390	96,491,690	95,511,478
60% LAR - 40% CIR	50%	97,988,095	94,755,890	94,749,213	94,722,114	94,339,121	92,581,421	91,601,209

LB Camden
Local Plan Viability Testing 2025

Reel 13 - 135 Flats		Value Area		Zone A - Medium Central Zone	
No Units		135		Base	
Site Area		1.84 Ha		Base	
Residual land values:		Tenure		Base LAR - CIR	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CIR	0%	180,177,347	181,152,326	179,154,489	179,038,634
60% LAR - 40% CIR	5%	184,927,877	176,923,135	173,932,995	173,817,578
60% LAR - 40% CIR	10%	179,030,387	170,580,339	168,607,311	168,582,366
60% LAR - 40% CIR	15%	173,501,126	165,424,987	163,447,549	163,332,922
60% LAR - 40% CIR	20%	167,918,492	160,154,447	158,183,844	158,069,580
60% LAR - 40% CIR	25%	162,321,115	154,871,607	152,908,330	152,792,556
60% LAR - 40% CIR	30%	156,715,122	149,619,616	147,615,142	147,501,443
60% LAR - 40% CIR	35%	151,094,834	144,266,785	142,264,942	142,176,754
60% LAR - 40% CIR	40%	145,461,778	138,650,133	136,948,160	136,853,184
60% LAR - 40% CIR	45%	139,816,676	133,967,405	131,967,893	131,475,107
60% LAR - 40% CIR	50%	134,159,452	128,214,308	126,214,308	125,813,034
Residual Land values compared to benchmark land values Higher Value Secondary Offices					
£97,649,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	0%	114,777,365	120,255,955	120,255,955	120,255,955
60% LAR - 40% CIR	5%	113,737,365	119,255,955	119,255,955	119,255,955
60% LAR - 40% CIR	10%	112,697,365	118,255,955	118,255,955	118,255,955
60% LAR - 40% CIR	15%	111,657,365	117,255,955	117,255,955	117,255,955
60% LAR - 40% CIR	20%	110,617,365	116,255,955	116,255,955	116,255,955
60% LAR - 40% CIR	25%	109,577,365	115,255,955	115,255,955	115,255,955
60% LAR - 40% CIR	30%	108,537,365	114,255,955	114,255,955	114,255,955
60% LAR - 40% CIR	35%	107,497,365	113,255,955	113,255,955	113,255,955
60% LAR - 40% CIR	40%	106,457,365	112,255,955	112,255,955	112,255,955
60% LAR - 40% CIR	45%	105,417,365	111,255,955	111,255,955	111,255,955
60% LAR - 40% CIR	50%	104,377,365	110,255,955	110,255,955	110,255,955
Residual Land values compared to benchmark land values Medium Value Secondary Offices					
£57,186,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	0%	130,785,885	121,785,885	119,785,885	119,833,143
60% LAR - 40% CIR	5%	129,242,416	120,242,416	118,242,416	118,282,117
60% LAR - 40% CIR	10%	119,885,435	111,284,877	109,311,849	109,358,845
60% LAR - 40% CIR	15%	114,115,665	105,038,095	103,067,280	103,107,481
60% LAR - 40% CIR	20%	108,333,030	98,768,395	96,797,579	96,837,925
60% LAR - 40% CIR	25%	102,550,395	92,505,760	90,534,944	90,575,290
60% LAR - 40% CIR	30%	96,767,760	86,233,125	84,262,309	84,302,655
60% LAR - 40% CIR	35%	90,985,125	80,000,490	78,029,674	78,069,920
60% LAR - 40% CIR	40%	85,192,490	73,767,855	71,797,039	71,837,285
60% LAR - 40% CIR	45%	79,400,855	67,535,220	65,564,404	65,604,650
60% LAR - 40% CIR	50%	73,608,220	61,302,585	59,331,769	59,371,915
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space					
£40,420,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	0%	142,653,962	133,648,520	131,968,380	131,968,380
60% LAR - 40% CIR	5%	141,653,962	132,648,520	130,968,380	130,968,380
60% LAR - 40% CIR	10%	140,653,962	131,648,520	129,968,380	129,968,380
60% LAR - 40% CIR	15%	139,653,962	130,648,520	128,968,380	128,968,380
60% LAR - 40% CIR	20%	138,653,962	129,648,520	127,968,380	127,968,380
60% LAR - 40% CIR	25%	137,653,962	128,648,520	126,968,380	126,968,380
60% LAR - 40% CIR	30%	136,653,962	127,648,520	125,968,380	125,968,380
60% LAR - 40% CIR	35%	135,653,962	126,648,520	124,968,380	124,968,380
60% LAR - 40% CIR	40%	134,653,962	125,648,520	123,968,380	123,968,380
60% LAR - 40% CIR	45%	133,653,962	124,648,520	122,968,380	122,968,380
60% LAR - 40% CIR	50%	132,653,962	123,648,520	121,968,380	121,968,380
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution					
£20,601,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	0%	186,716,007	150,758,085	137,761,723	137,855,235
60% LAR - 40% CIR	5%	185,236,301	149,278,369	136,281,997	136,375,509
60% LAR - 40% CIR	10%	183,756,585	147,798,653	134,802,271	134,895,783
60% LAR - 40% CIR	15%	182,276,869	146,318,937	133,322,545	133,416,057
60% LAR - 40% CIR	20%	180,797,153	144,839,221	131,842,819	131,936,331
60% LAR - 40% CIR	25%	179,317,437	143,359,505	130,363,093	130,456,605
60% LAR - 40% CIR	30%	177,837,721	141,879,789	128,883,367	128,976,879
60% LAR - 40% CIR	35%	176,357,995	140,399,073	127,403,641	127,497,153
60% LAR - 40% CIR	40%	174,878,279	138,919,357	125,923,915	126,017,427
60% LAR - 40% CIR	45%	173,398,563	137,439,641	124,444,189	124,537,701
60% LAR - 40% CIR	50%	171,918,847	135,959,925	122,964,463	123,057,975
Residual Land values compared to benchmark land values Base Industrial/Storage/Distribution					
£20,601,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	0%	186,716,007	150,758,085	137,761,723	137,855,235
60% LAR - 40% CIR	5%	185,236,301	149,278,369	136,281,997	136,375,509
60% LAR - 40% CIR	10%	183,756,585	147,798,653	134,802,271	134,895,783
60% LAR - 40% CIR	15%	182,276,869	146,318,937	133,322,545	133,416,057
60% LAR - 40% CIR	20%	180,797,153	144,839,221	131,842,819	131,936,331
60% LAR - 40% CIR	25%	179,317,437	143,359,505	130,363,093	130,456,605
60% LAR - 40% CIR	30%	177,837,721	141,879,789	128,883,367	128,976,879
60% LAR - 40% CIR	35%	176,357,995	140,399,073	127,403,641	127,497,153
60% LAR - 40% CIR	40%	174,878,279	138,919,357	125,923,915	126,017,427
60% LAR - 40% CIR	45%	173,398,563	137,439,641	124,444,189	124,537,701
60% LAR - 40% CIR	50%	171,918,847	135,959,925	122,964,463	123,057,975

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone A - Higher Central Zone				
No Units Site Area		135 1.64 Ha		Sales value inflation Build cost inflation Tenure		Base Base LAR : CIR		
Residual land values:								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£162,139,919	£162,925,519	£163,931,662	£163,815,798	£163,526,136	£162,785,165	£162,022,627
60% LAR - 40% CIR	5%	£165,987,851	£167,111,469	£168,121,229	£168,005,912	£167,716,369	£166,965,115	£166,202,677
60% LAR - 40% CIR	10%	£169,842,512	£171,276,813	£172,266,785	£172,151,740	£171,862,269	£171,110,938	£170,358,500
60% LAR - 40% CIR	15%	£173,674,413	£175,434,681	£176,428,163	£176,313,536	£175,996,970	£175,237,574	£174,478,353
60% LAR - 40% CIR	20%	£177,483,348	£179,076,302	£180,069,588	£179,954,315	£179,637,648	£178,878,362	£178,119,005
60% LAR - 40% CIR	25%	£181,289,544	£183,704,302	£184,739,224	£184,625,251	£184,340,317	£183,580,712	£182,821,355
60% LAR - 40% CIR	30%	£185,095,122	£187,819,712	£188,859,117	£188,745,419	£188,461,234	£187,701,763	£186,942,406
60% LAR - 40% CIR	35%	£188,874,207	£191,921,959	£192,965,389	£192,852,133	£192,568,454	£191,808,654	£191,049,297
60% LAR - 40% CIR	40%	£192,642,921	£196,011,374	£197,058,595	£196,945,348	£196,662,231	£195,902,337	£195,142,980
60% LAR - 40% CIR	45%	£196,369,361	£200,080,861	£201,133,366	£201,020,860	£200,737,970	£200,000,031	£199,241,674
60% LAR - 40% CIR	50%	£200,143,738	£204,123,900	£205,146,902	£205,032,262	£204,745,626	£204,025,878	£203,267,462
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£725,135	£3,525,211	£10,543,522	£10,543,522	£10,543,522	£10,543,522	£11,512,521
60% LAR - 40% CIR	5%	£13,545,846	£14,545,846	£15,545,846	£15,545,846	£15,545,846	£15,545,846	£16,545,846
60% LAR - 40% CIR	10%	£11,562,116	£12,162,116	£12,162,116	£12,162,116	£12,162,116	£12,162,116	£13,162,116
60% LAR - 40% CIR	15%	£11,733,518	£12,333,518	£12,333,518	£12,333,518	£12,333,518	£12,333,518	£13,333,518
60% LAR - 40% CIR	20%	£12,811,341	£13,411,341	£13,411,341	£13,411,341	£13,411,341	£13,411,341	£14,411,341
60% LAR - 40% CIR	25%	£13,105,187	£13,705,187	£13,705,187	£13,705,187	£13,705,187	£13,705,187	£14,705,187
60% LAR - 40% CIR	30%	£14,086,015	£14,686,015	£14,686,015	£14,686,015	£14,686,015	£14,686,015	£15,686,015
60% LAR - 40% CIR	35%	£14,248,771	£14,848,771	£14,848,771	£14,848,771	£14,848,771	£14,848,771	£15,848,771
60% LAR - 40% CIR	40%	£15,105,124	£15,705,124	£15,705,124	£15,705,124	£15,705,124	£15,705,124	£16,705,124
60% LAR - 40% CIR	45%	£15,205,143	£15,805,143	£15,805,143	£15,805,143	£15,805,143	£15,805,143	£16,805,143
60% LAR - 40% CIR	50%	£15,289,889	£15,889,889	£15,889,889	£15,889,889	£15,889,889	£15,889,889	£16,889,889
Residual Land values compared to benchmark land values		£37,186,000						
Medium Value Secondary Offices		£37,186,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£42,754,457	£33,544,058	£31,546,201	£31,430,336	£31,140,678	£29,402,764	£27,437,106
60% LAR - 40% CIR	5%	£36,612,360	£27,768,067	£25,768,067	£25,652,461	£25,361,768	£23,600,054	£21,634,396
60% LAR - 40% CIR	10%	£30,437,151	£21,894,351	£19,911,323	£19,796,316	£19,506,808	£17,783,743	£16,825,374
60% LAR - 40% CIR	15%	£24,286,952	£16,042,220	£14,059,202	£13,944,195	£13,654,186	£11,931,122	£10,969,852
60% LAR - 40% CIR	20%	£18,107,888	£10,190,740	£8,206,137	£8,106,854	£7,820,146	£6,105,901	£5,153,543
60% LAR - 40% CIR	25%	£11,874,387	£4,319,611	£2,335,785	£2,236,780	£2,052,855	£325,267	£231,000
60% LAR - 40% CIR	30%	£5,707,650	£1,565,750	£1,565,750	£1,565,750	£1,565,750	£1,565,750	£1,565,750
60% LAR - 40% CIR	35%	£1,712,238	£1,403,002	£1,403,002	£1,403,002	£1,403,002	£1,403,002	£1,403,002
60% LAR - 40% CIR	40%	£1,742,445	£1,374,088	£1,374,088	£1,374,088	£1,374,088	£1,374,088	£1,374,088
60% LAR - 40% CIR	45%	£1,788,911	£1,307,360	£1,307,360	£1,307,360	£1,307,360	£1,307,360	£1,307,360
60% LAR - 40% CIR	50%	£1,801,174	£1,281,001	£1,281,001	£1,281,001	£1,281,001	£1,281,001	£1,281,001
Residual Land values compared to benchmark land values		£40,420,000						
Lower Value Secondary Offices / Community Space		£40,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£54,223,206	£45,136,863	£43,146,714	£43,031,287	£42,742,754	£41,911,500	£40,949,602
60% LAR - 40% CIR	5%	£47,887,697	£39,305,107	£37,227,186	£37,109,654	£36,820,121	£35,988,588	£34,926,220
60% LAR - 40% CIR	10%	£41,696,798	£33,460,069	£31,483,548	£31,368,121	£31,082,355	£29,362,959	£28,407,738
60% LAR - 40% CIR	15%	£35,516,734	£27,601,349	£25,620,983	£25,505,556	£25,220,980	£23,501,747	£22,546,389
60% LAR - 40% CIR	20%	£29,334,620	£21,739,867	£19,759,499	£19,644,071	£19,358,701	£17,639,311	£16,683,953
60% LAR - 40% CIR	25%	£23,151,505	£15,845,097	£13,864,562	£13,750,883	£13,466,618	£11,747,148	£10,791,893
60% LAR - 40% CIR	30%	£16,969,390	£9,953,844	£7,973,314	£7,859,173	£7,574,875	£5,855,395	£4,900,140
60% LAR - 40% CIR	35%	£10,787,275	£4,062,758	£2,081,800	£2,067,616	£1,982,616	£1,262,616	£1,207,616
60% LAR - 40% CIR	40%	£4,605,160	£1,970,666	£1,970,666	£1,970,666	£1,970,666	£1,970,666	£1,970,666
60% LAR - 40% CIR	50%	£4,588,374	£1,953,715	£1,953,715	£1,953,715	£1,953,715	£1,953,715	£1,953,715
Residual Land values compared to benchmark land values		£20,601,000						
Secondary Industrial/Storage/Distribution		£20,601,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£80,746,573	£71,536,715	£69,538,715	£69,422,442	£69,132,750	£67,384,871	£66,429,367
60% LAR - 40% CIR	5%	£74,804,476	£65,718,723	£63,727,083	£63,612,266	£63,324,023	£61,582,759	£60,630,962
60% LAR - 40% CIR	10%	£68,846,369	£59,760,607	£57,768,444	£57,653,627	£57,363,884	£55,622,620	£54,670,823
60% LAR - 40% CIR	15%	£62,887,067	£54,041,335	£52,049,817	£51,935,160	£51,645,624	£49,904,228	£48,952,007
60% LAR - 40% CIR	20%	£56,928,760	£48,182,855	£46,191,337	£46,076,680	£45,787,144	£44,045,748	£43,093,527
60% LAR - 40% CIR	25%	£49,906,198	£42,311,156	£40,345,878	£40,231,805	£39,946,971	£38,205,575	£37,253,354
60% LAR - 40% CIR	30%	£42,889,716	£36,439,360	£34,473,881	£34,359,808	£34,074,974	£32,333,578	£31,381,357
60% LAR - 40% CIR	35%	£37,480,860	£30,528,613	£28,572,243	£28,458,169	£28,173,335	£26,431,939	£25,479,718
60% LAR - 40% CIR	40%	£32,071,925	£24,617,007	£22,665,249	£22,551,175	£22,266,341	£20,524,945	£19,572,724
60% LAR - 40% CIR	45%	£26,662,990	£18,705,299	£16,753,541	£16,639,467	£16,354,633	£14,613,237	£13,661,016
60% LAR - 40% CIR	50%	£19,790,392	£12,790,064	£10,783,555	£10,669,481	£10,384,647	£8,643,251	£7,691,030

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Plots		Value Area		Zone B - £900 psf			
No Units Site Area		135 1.04 Ha		Sales value inflation Build cost inflation Tenure		Base Base LAM CIR	
Residual land values:							

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone B - E950 paf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base LAR - CIR	
135 1.04 Ha					
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & St			

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone B - £1,000 psf						
No Units	135	Sales value inflation		Base						
Site Area	1.04 Ha	Build cost inflation		Base						
Residual land values:		Tenure		LAR, CIR						
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		
Tenure	%AH	£14,805,105 £13,000,033 £11,181,443 £9,349,467 £7,564,230 £5,845,859 £3,714,684 £1,890,231 £12,963 £1,979,267 £3,958,419	£8,758,211 £5,214,190 £3,657,525 £2,085,879 £484,600 £1,143,844 £2,803,404 £4,476,935 £9,184,102 £7,984,167 £9,678,795	£4,898,921 £3,163,445 £1,613,319 £33,561 £1,591,449 £3,231,641 £4,986,982 £6,555,469 £8,208,819 £9,536,270 £11,647,678	£4,579,454 £3,044,470 £1,494,779 £87,711 £1,712,869 £3,352,732 £4,996,982 £6,676,019 £8,308,139 £10,056,401 £11,767,657	£4,280,925 £2,745,083 £1,196,427 £392,171 £2,016,416 £3,655,459 £5,309,155 £6,977,981 £8,559,358 £10,556,729 £12,067,603	£2,489,514 £957,381 £615,652 £2,218,634 £3,857,705 £5,471,818 £8,127,122 £10,464,711 £12,158,698 £13,867,280	£1,494,285 £449,493 £1,633,866 £3,233,801 £4,846,532 £6,480,908 £9,127,772 £11,467,968 £13,159,792 £14,867,100		
Residual Land values compared to benchmark land values										
Higher Value Secondary Offices										
£97,649,000										
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		
Tenure	%AH	£48,824,599 £49,223,287 £50,565,464 £51,900,901 £53,235,247 £54,569,592 £55,903,837 £57,238,082 £58,572,327 £59,906,572	£36,186,851 £37,747,438 £39,419,132 £1,019,010,011 £1,024,343,374 £1,04,203,134 £1,06,061,812 £1,07,919,533 £1,09,777,254 £1,11,634,975	£59,241,269 £59,791,412 £110,917,170 £102,398,179 £101,171,899 £106,111,093 £108,000,806 £109,914,529 £111,828,251 £113,741,972	£59,590,532 £59,693,442 £110,493,442 £101,171,899 £104,244,374 £106,111,093 £108,000,806 £109,914,529 £111,828,251 £113,741,972	£59,885,989 £59,596,304 £110,178,462 £100,441,747 £109,242,439 £106,111,093 £108,000,806 £109,914,529 £111,828,251 £113,741,972	£100,447,350 £102,226,283 £110,643,668 £109,242,439 £108,234,293 £111,195,011 £112,137,694 £113,146,763 £115,098,515 £117,050,267	£101,450,609 £103,038,592 £110,643,668 £109,242,439 £108,234,293 £111,195,011 £112,137,694 £113,146,763 £115,098,515 £117,050,267	£101,450,609 £103,038,592 £110,643,668 £109,242,439 £108,234,293 £111,195,011 £112,137,694 £113,146,763 £115,098,515 £117,050,267	
Residual Land values compared to benchmark land values										
Medium Value Secondary Offices										
£57,186,000										
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		
Tenure	%AH	£44,980,355 £45,379,649 £45,778,943 £46,178,237 £46,577,531 £46,976,825 £47,376,119 £47,775,413 £48,174,707 £48,574,001	£32,827,251 £33,226,545 £33,625,839 £34,025,133 £34,424,427 £34,823,721 £35,223,015 £35,622,309 £36,021,603 £36,420,897	£54,889,541 £55,288,835 £55,688,129 £56,087,423 £56,486,717 £56,886,011 £57,285,305 £57,684,599 £58,083,893 £58,483,187	£54,889,541 £55,288,835 £55,688,129 £56,087,423 £56,486,717 £56,886,011 £57,285,305 £57,684,599 £58,083,893 £58,483,187	£55,184,536 £55,583,830 £55,979,124 £56,374,418 £56,769,712 £57,169,006 £57,568,300 £57,967,594 £58,366,888 £58,766,182	£59,889,947 £60,289,241 £60,688,535 £61,087,829 £61,487,123 £61,886,417 £62,285,711 £62,685,005 £63,084,299 £63,483,593	£59,889,947 £60,289,241 £60,688,535 £61,087,829 £61,487,123 £61,886,417 £62,285,711 £62,685,005 £63,084,299 £63,483,593	£59,889,947 £60,289,241 £60,688,535 £61,087,829 £61,487,123 £61,886,417 £62,285,711 £62,685,005 £63,084,299 £63,483,593	
Residual Land values compared to benchmark land values										
Lower Value Secondary Offices / Community Space										
£49,425,000										
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		
Tenure	%AH	£27,983,531 £28,379,863 £28,776,172 £29,172,466 £29,568,760 £29,964,854 £30,360,948 £30,757,042 £31,153,136 £31,549,230	£18,799,636 £19,198,930 £19,598,224 £19,997,518 £20,396,812 £20,796,106 £21,195,400 £21,594,694 £21,993,988 £22,393,282	£38,811,173 £39,210,467 £39,609,761 £40,009,055 £40,408,349 £40,807,643 £41,206,937 £41,606,231 £42,005,525 £42,404,819	£38,936,137 £39,335,431 £39,734,725 £40,134,019 £40,533,313 £40,932,607 £41,331,901 £41,731,195 £42,130,489 £42,529,783	£39,227,562 £39,626,886 £40,026,180 £40,427,474 £40,826,768 £41,226,062 £41,625,356 £42,024,650 £42,423,944 £42,823,238	£41,617,234 £42,016,528 £42,408,822 £42,801,116 £43,193,410 £43,585,704 £43,978,000 £44,370,294 £44,762,588 £45,154,882	£42,024,493 £42,423,752 £42,821,046 £43,223,340 £43,625,634 £44,027,928 £44,430,222 £44,832,516 £45,234,810 £45,637,104	£42,024,493 £42,423,752 £42,821,046 £43,223,340 £43,625,634 £44,027,928 £44,430,222 £44,832,516 £45,234,810 £45,637,104	
Residual Land values compared to benchmark land values										
Secondary Industrial/Storage/Distribution										
£26,601,000										
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		
Tenure	%AH	£15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173	£10,153,173 £10,153,173 £10,153,173 £10,153,173 £10,153,173 £10,153,173 £10,153,173 £10,153,173 £10,153,173 £10,153,173	£15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173	£15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173	£15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173	£15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173	£15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173	£15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173	£15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173 £15,153,173

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone B - £1,100 paf	
No Units Site Area		135 1.04 Ha		Base Base LAR, CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biod			

LB Camden
Local Plan Viability Testing 2025

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

Residual land values:

Value Area	Zone B - £1,150 pcf
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR, CIR

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£23,864,963	£15,756,851	£13,697,561	£13,578,134	£13,279,566	£11,486,154	£10,492,505
60% LAR, 40% CIR	10%	£17,621,868	£13,733,487	£11,712,152	£11,593,187	£11,294,722	£9,511,283	£8,519,902
60% LAR, 40% CIR	15%	£16,365,540	£11,756,101	£9,712,095	£9,593,555	£9,297,203	£7,519,095	£6,531,236
60% LAR, 40% CIR	20%	£17,065,984	£9,734,623	£7,697,529	£7,578,377	£7,283,969	£5,511,732	£4,527,141
60% LAR, 40% CIR	25%	£14,813,368	£7,699,788	£5,668,590	£5,550,760	£5,256,300	£3,468,343	£2,507,701
60% LAR, 40% CIR	30%	£12,504,511	£5,651,126	£3,625,418	£3,507,539	£3,214,243	£1,452,070	£465,990
60% LAR, 40% CIR	35%	£10,175,892	£3,588,971	£1,569,151	£1,450,955	£1,157,931	£-939,716	£-1,437,365
60% LAR, 40% CIR	40%	£7,834,396	£1,513,454	£-528,864	£-458,204	£-350,556	£-2,758,865	£-3,763,170
60% LAR, 40% CIR	45%	£5,480,143	£-603,867	£-2,765,015	£-2,765,930	£-3,066,728	£-4,347,566	£-5,354,160
60% LAR, 40% CIR	50%	£3,113,280	£-2,765,162	£-4,508,665	£-4,506,768	£-5,257,125	£-7,599,593	£-8,600,187
60% LAR, 40% CIR	55%	£733,916	£-4,942,791	£-7,011,675	£-7,131,653	£-7,431,598	£-9,231,275	£-10,231,096

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£17,752,252	£17,641,243	£16,662,379	£16,611,544	£16,108,959	£14,844,447	£13,844,831
60% LAR, 40% CIR	10%	£16,259,740	£16,248,630	£15,839,635	£15,811,176	£15,307,625	£13,885,436	£12,874,274
60% LAR, 40% CIR	15%	£14,409,146	£14,409,907	£14,701,260	£14,645,264	£14,142,132	£12,691,098	£11,671,266
60% LAR, 40% CIR	20%	£13,981,963	£13,704,943	£13,736,141	£13,653,338	£13,148,431	£11,710,387	£10,697,705
60% LAR, 40% CIR	25%	£12,776,322	£12,776,322	£12,776,322	£12,776,322	£12,271,314	£10,838,467	£9,825,861
60% LAR, 40% CIR	30%	£11,238,539	£11,238,539	£11,238,539	£11,238,539	£10,733,447	£9,300,447	£8,287,838
60% LAR, 40% CIR	35%	£9,698,312	£9,698,312	£9,698,312	£9,698,312	£9,193,220	£7,760,220	£6,747,611
60% LAR, 40% CIR	40%	£7,954,324	£7,954,324	£7,954,324	£7,954,324	£7,449,232	£6,016,232	£5,003,623
60% LAR, 40% CIR	45%	£6,261,450	£6,261,450	£6,261,450	£6,261,450	£5,756,358	£4,323,358	£3,310,749
60% LAR, 40% CIR	50%	£4,568,614	£4,568,614	£4,568,614	£4,568,614	£4,063,522	£2,630,522	£1,617,913

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£43,580,495	£43,628,610	£43,697,500	£43,697,527	£43,185,895	£41,897,308	£40,892,538
60% LAR, 40% CIR	10%	£37,763,855	£37,855,874	£37,965,874	£37,965,874	£37,454,242	£36,165,655	£35,160,885
60% LAR, 40% CIR	15%	£34,018,921	£34,028,361	£34,073,368	£34,073,368	£33,561,736	£32,273,149	£31,268,379
60% LAR, 40% CIR	20%	£32,269,617	£32,269,617	£32,269,617	£32,269,617	£31,757,985	£30,469,398	£29,464,628
60% LAR, 40% CIR	25%	£34,572,055	£34,572,055	£34,572,055	£34,572,055	£34,060,423	£32,771,836	£31,767,066
60% LAR, 40% CIR	30%	£46,860,961	£46,860,961	£46,860,961	£46,860,961	£46,349,329	£45,060,742	£44,055,972
60% LAR, 40% CIR	35%	£48,209,370	£48,209,370	£48,209,370	£48,209,370	£47,697,738	£46,409,151	£45,404,381
60% LAR, 40% CIR	40%	£31,351,086	£31,351,086	£31,351,086	£31,351,086	£30,839,454	£29,550,867	£28,546,097
60% LAR, 40% CIR	45%	£13,961,912	£13,961,912	£13,961,912	£13,961,912	£13,450,280	£12,161,693	£11,156,923
60% LAR, 40% CIR	50%	£7,156,731	£7,156,731	£7,156,731	£7,156,731	£6,645,100	£5,356,513	£4,351,743
60% LAR, 40% CIR	55%	£3,667,665	£3,667,665	£3,667,665	£3,667,665	£3,156,033	£1,867,446	£8,670,568

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£2,477,737	£2,477,737	£2,477,737	£2,477,737	£2,477,737	£2,477,737	£2,477,737
60% LAR, 40% CIR	10%	£20,352,707	£20,352,707	£20,352,707	£20,352,707	£20,352,707	£20,352,707	£20,352,707
60% LAR, 40% CIR	15%	£22,878,831	£22,878,831	£22,878,831	£22,878,831	£22,878,831	£22,878,831	£22,878,831
60% LAR, 40% CIR	20%	£27,301,447	£27,301,447	£27,301,447	£27,301,447	£27,301,447	£27,301,447	£27,301,447
60% LAR, 40% CIR	25%	£34,572,055	£34,572,055	£34,572,055	£34,572,055	£34,572,055	£34,572,055	£34,572,055
60% LAR, 40% CIR	30%	£41,788,724	£41,788,724	£41,788,724	£41,788,724	£41,788,724	£41,788,724	£41,788,724
60% LAR, 40% CIR	35%	£44,140,220	£44,140,220	£44,140,220	£44,140,220	£44,140,220	£44,140,220	£44,140,220
60% LAR, 40% CIR	40%	£38,494,469	£38,494,469	£38,494,469	£38,494,469	£38,494,469	£38,494,469	£38,494,469
60% LAR, 40% CIR	45%	£28,130,315	£28,130,315	£28,130,315	£28,130,315	£28,130,315	£28,130,315	£28,130,315
60% LAR, 40% CIR	50%	£11,345,595	£11,345,595	£11,345,595	£11,345,595	£11,345,595	£11,345,595	£11,345,595

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£2,477,737	£2,477,737	£2,477,737	£2,477,737	£2,477,737	£2,477,737	£2,477,737
60% LAR, 40% CIR	10%	£22,878,831	£22,878,831	£22,878,831	£22,878,831	£22,878,831	£22,878,831	£22,878,831
60% LAR, 40% CIR	15%	£24,572,055	£24,572,055	£24,572,055	£24,572,055	£24,572,055	£24,572,055	£24,572,055
60% LAR, 40% CIR	20%	£27,301,447	£27,301,447	£27,301,447	£27,301,447	£27,301,447	£27,301,447	£27,301,447
60% LAR, 40% CIR	25%	£34,572,055	£34,572,055	£34,572,055	£34,572,055	£34,572,055	£34,572,055	£34,572,055
60% LAR, 40% CIR	30%	£41,788,724	£41,788,724	£41,788,724	£41,788,724	£41,788,724	£41,788,724	£41,788,724
60% LAR, 40% CIR	35%	£44,140,220	£44,140,220	£44,140,220	£44,140,220	£44,140,220	£44,140,220	£44,140,220
60% LAR, 40% CIR	40%	£38,494,469	£38,494,469	£38,494,469	£38,494,469	£38,494,469	£38,494,469	£38,494,469
60% LAR, 40% CIR	45%	£28,130,315	£28,130,315	£28,130,315	£28,130,315	£28,130,315	£28,130,315	£28,130,315
60% LAR, 40% CIR	50%	£11,345,595	£11,345,595	£11,345,595	£11,345,595	£11,345,595	£11,345,595	£11,345,595

LB Camden
Local Plan Viability Testing 2025

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

Residual land values:

Value Area	Zone B - £1,250 per
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - CIR

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£29,893,961	£21,723,172	£19,694,831	£19,577,199	£19,278,660	£17,487,247	£16,492,020
60% LAR - 40% CIR	10%	£27,349,456	£19,448,833	£17,411,261	£17,293,326	£16,994,811	£15,210,422	£14,215,038
60% LAR - 40% CIR	15%	£24,791,638	£17,155,285	£15,111,279	£14,993,739	£14,696,387	£12,918,279	£11,930,440
60% LAR - 40% CIR	20%	£22,220,633	£14,834,053	£12,796,758	£12,679,606	£12,382,229	£10,610,963	£9,626,370
60% LAR - 40% CIR	25%	£19,638,567	£12,499,062	£10,467,864	£10,350,667	£10,053,274	£8,286,618	£7,300,975
60% LAR - 40% CIR	30%	£17,039,565	£10,150,446	£8,124,738	£8,007,259	£7,713,564	£5,951,390	£4,966,732
60% LAR - 40% CIR	35%	£14,429,753	£7,788,338	£5,765,516	£5,648,322	£5,354,423	£3,591,423	£2,606,666
60% LAR - 40% CIR	40%	£11,797,171	£5,412,866	£3,398,338	£3,279,393	£2,987,032	£1,222,863	£250,873
60% LAR - 40% CIR	45%	£9,158,063	£3,034,166	£1,011,341	£984,612	£960,790	£1,156,703	£2,125,958
60% LAR - 40% CIR	50%	£6,496,399	£622,371	£1,436,925	£1,557,388	£1,857,388	£3,869,367	£4,680,405
60% LAR - 40% CIR	55%	£3,782,206	£1,852,122	£3,921,005	£4,040,983	£4,340,929	£6,140,606	£7,140,427

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£24,555,274	£17,656,098	£15,961,439	£15,843,435	£15,544,820	£13,761,306	£12,765,662
60% LAR - 40% CIR	10%	£21,811,062	£15,246,446	£13,553,811	£13,435,807	£13,137,192	£11,353,678	£10,358,034
60% LAR - 40% CIR	15%	£19,144,069	£12,836,894	£11,146,261	£11,028,257	£10,729,642	£8,946,128	£7,950,484
60% LAR - 40% CIR	20%	£16,468,076	£10,427,342	£8,736,708	£8,618,704	£8,320,089	£6,536,575	£5,540,931
60% LAR - 40% CIR	25%	£13,792,083	£8,017,790	£6,327,156	£6,209,152	£5,910,537	£4,127,023	£3,131,379
60% LAR - 40% CIR	30%	£11,116,090	£5,608,238	£3,917,602	£3,799,598	£3,501,000	£1,717,486	£71,825
60% LAR - 40% CIR	35%	£8,440,097	£3,198,686	£1,508,048	£1,390,044	£1,091,446	£1,301,930	£1,301,930
60% LAR - 40% CIR	40%	£5,764,104	£76,131	£1,890,561	£1,991,018	£2,291,475	£4,092,957	£4,092,957
60% LAR - 40% CIR	45%	£3,088,111	£1,812,593	£4,365,886	£4,486,864	£4,787,811	£6,588,297	£6,588,297
60% LAR - 40% CIR	50%	£3,782,206	£1,852,122	£3,921,005	£4,040,983	£4,340,929	£6,140,606	£7,140,427

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£23,451,590	£17,656,098	£15,961,439	£15,843,435	£15,544,820	£13,761,306	£12,765,662
60% LAR - 40% CIR	10%	£20,707,378	£15,246,446	£13,553,811	£13,435,807	£13,137,192	£11,353,678	£10,358,034
60% LAR - 40% CIR	15%	£18,021,385	£12,836,894	£11,146,261	£11,028,257	£10,729,642	£8,946,128	£7,950,484
60% LAR - 40% CIR	20%	£15,345,392	£10,427,342	£8,736,708	£8,618,704	£8,320,089	£6,536,575	£5,540,931
60% LAR - 40% CIR	25%	£12,669,399	£8,017,790	£6,327,156	£6,209,152	£5,910,537	£4,127,023	£3,131,379
60% LAR - 40% CIR	30%	£9,993,406	£5,608,238	£3,917,602	£3,799,598	£3,501,000	£1,717,486	£71,825
60% LAR - 40% CIR	35%	£7,317,413	£3,198,686	£1,508,048	£1,390,044	£1,091,446	£1,301,930	£1,301,930
60% LAR - 40% CIR	40%	£4,641,420	£76,131	£1,890,561	£1,991,018	£2,291,475	£4,092,957	£4,092,957
60% LAR - 40% CIR	45%	£1,965,427	£1,812,593	£4,365,886	£4,486,864	£4,787,811	£6,588,297	£6,588,297
60% LAR - 40% CIR	50%	£3,782,206	£1,852,122	£3,921,005	£4,040,983	£4,340,929	£6,140,606	£7,140,427

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£21,811,062	£15,246,446	£13,553,811	£13,435,807	£13,137,192	£11,353,678	£10,358,034
60% LAR - 40% CIR	10%	£19,144,069	£12,836,894	£11,146,261	£11,028,257	£10,729,642	£8,946,128	£7,950,484
60% LAR - 40% CIR	15%	£16,468,076	£10,427,342	£8,736,708	£8,618,704	£8,320,089	£6,536,575	£5,540,931
60% LAR - 40% CIR	20%	£13,792,083	£8,017,790	£6,327,156	£6,209,152	£5,910,537	£4,127,023	£3,131,379
60% LAR - 40% CIR	25%	£11,116,090	£5,608,238	£3,917,602	£3,799,598	£3,501,000	£1,717,486	£71,825
60% LAR - 40% CIR	30%	£8,440,097	£3,198,686	£1,508,048	£1,390,044	£1,091,446	£1,301,930	£1,301,930
60% LAR - 40% CIR	35%	£5,764,104	£76,131	£1,890,561	£1,991,018	£2,291,475	£4,092,957	£4,092,957
60% LAR - 40% CIR	40%	£3,088,111	£1,812,593	£4,365,886	£4,486,864	£4,787,811	£6,588,297	£6,588,297
60% LAR - 40% CIR	45%	£3,782,206	£1,852,122	£3,921,005	£4,040,983	£4,340,929	£6,140,606	£7,140,427

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£21,811,062	£15,246,446	£13,553,811	£13,435,807	£13,137,192	£11,353,678	£10,358,034
60% LAR - 40% CIR	10%	£19,144,069	£12,836,894	£11,146,261	£11,028,257	£10,729,642	£8,946,128	£7,950,484
60% LAR - 40% CIR	15%	£16,468,076	£10,427,342	£8,736,708	£8,618,704	£8,320,089	£6,536,575	£5,540,931
60% LAR - 40% CIR	20%	£13,792,083	£8,017,790	£6,327,156	£6,209,152	£5,910,537	£4,127,023	£3,131,379
60% LAR - 40% CIR	25%	£11,116,090	£5,608,238	£3,917,602	£3,799,598	£3,501,000	£1,717,486	£71,825
60% LAR - 40% CIR	30%	£8,440,097	£3,198,686	£1,508,048	£1,390,044	£1,091,446	£1,301,930	£1,301,930
60% LAR - 40% CIR	35%	£5,764,104	£76,131	£1,890,561	£1,991,018	£2,291,475	£4,092,957	£4,092,957
60% LAR - 40% CIR	40%	£3,088,111	£1,812,593	£4,365,886	£4,486,864	£4,787,811	£6,588,297	£6,588,297
60% LAR - 40% CIR	45%	£3,782,206	£1,852,122	£3,921,005	£4,040,983	£4,340,929	£6,140,606	£7,140,427

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone B - £1,300 pcf									
No Units Site Area		Sales value inflation Build cost inflation		Base Base									
135 1.04 Ha				LAR - CIR									
Residual land values:													
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure % AH		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926	
60% LAR - 40% CIR 5%		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926	
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Residual Land values compared to benchmark land values								Higher Value Secondary Offices					
								£97,649,005					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure % AH		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926	
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60% LAR - 40% CIR 15%		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926	
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60% LAR - 40% CIR 30%		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926	
60% LAR - 40% CIR 35%		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926	
60% LAR - 40% CIR 40%		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926	
60% LAR - 40% CIR 45%		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926	
60% LAR - 40% CIR 50%		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926	
Residual Land values compared to benchmark land values								Medium Value Secondary Offices					
								£57,186,000					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure % AH		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926	
60% LAR - 40% CIR 5%		£12,908,490 £24,689,466 £22,061,128 £22,543,496 £22,549,414 £20,484,926		£12,908,490 £24,									

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Plots		Value Area		Zone C - £1,090 p/sf				
No Units	135	Sales value inflation		Base				
Site Area	1.04 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR CIR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR, 40% CIR	0%	£17,420,175	£4,770,285	£3,710,996	£3,991,968	£3,293,000	£1,501,518	
60% LAR, 40% CIR	5%	£15,884,873	£4,474,250	£2,224,915	£2,105,950	£1,888,536	£3,499,939	
60% LAR, 40% CIR	10%	£13,544,983	£2,786,192	£719,378	£596,029	£265,166	£1,533,125	
60% LAR, 40% CIR	15%	£11,581,698	£1,249,242	£832,420	£264,212	£1,238,873	£4,085,435	
60% LAR, 40% CIR	20%	£9,805,114	£113,324	£2,469,979	£2,508,399	£2,831,947	£4,651,258	
60% LAR, 40% CIR	25%	£7,615,475	£1,908,205	£3,996,202	£4,117,293	£4,420,019	£9,236,378	
60% LAR, 40% CIR	30%	£5,612,792	£3,510,891	£5,599,952	£6,022,744	£7,834,713	£8,841,951	
60% LAR, 40% CIR	35%	£3,597,231	£5,139,554	£7,218,088	£7,338,629	£7,639,881	£9,444,069	
60% LAR, 40% CIR	40%	£1,568,520	£6,775,750	£8,850,468	£8,970,796	£9,271,583	£11,076,361	
60% LAR, 40% CIR	45%	£491,089	£8,491,089	£10,498,947	£10,617,078	£10,917,407	£12,719,378	
60% LAR, 40% CIR	50%	£2,605,530	£10,088,502	£12,157,385	£12,277,364	£12,577,310	£14,376,887	
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£23,984,852	£9,189,921	£4,117,804	£3,917,741	£3,611,721	£6,111,721	£1,019,321
60% LAR, 40% CIR	5%	£22,051,852	£8,723,485	£3,179,815	£2,979,912	£2,680,968	£4,951,435	£1,019,321
60% LAR, 40% CIR	10%	£17,610,748	£6,636,336	£1,099,392	£1,099,392	£1,099,392	£2,019,392	£1,019,321
60% LAR, 40% CIR	15%	£10,104,449	£1,104,449	£1,104,449	£1,104,449	£1,104,449	£1,104,449	£1,019,321
60% LAR, 40% CIR	20%	£37,729,577	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£1,019,321
60% LAR, 40% CIR	25%	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£1,019,321
60% LAR, 40% CIR	30%	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£1,019,321
60% LAR, 40% CIR	35%	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£1,019,321
60% LAR, 40% CIR	40%	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£1,019,321
60% LAR, 40% CIR	45%	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£1,019,321
60% LAR, 40% CIR	50%	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£10,178,094	£1,019,321
Residual Land values compared to benchmark land values		£97,649,000						
Medium Value Secondary Offices		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£41,965,927	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	5%	£41,965,927	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	10%	£41,965,927	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	15%	£41,965,927	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	20%	£41,965,927	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	25%	£41,965,927	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	30%	£41,965,927	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	35%	£41,965,927	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	40%	£41,965,927	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	45%	£41,965,927	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	50%	£41,965,927	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176	£39,616,176
Residual Land values compared to benchmark land values		£49,420,000						
Lower Value Secondary Offices / Community Space		£49,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£28,479,738	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	5%	£28,479,738	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	10%	£28,479,738	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	15%	£28,479,738	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	20%	£28,479,738	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	25%	£28,479,738	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	30%	£28,479,738	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	35%	£28,479,738	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	40%	£28,479,738	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	45%	£28,479,738	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	50%	£28,479,738	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395	£37,698,395
Residual Land values compared to benchmark land values		£20,601,000						
Secondary Industrial/Storage/Distribution		£20,601,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£23,023,101	£15,023,081	£12,862,300	£12,862,300	£12,862,300	£12,862,300	£12,862,300
60% LAR, 40% CIR	5%	£23,023,101	£15,023,081	£12,862,300	£12,862,300	£12,862,300	£12,862,300	£12,862,300
60% LAR, 40% CIR	10%	£23,023,101	£15,023,081	£12,862,300	£12,862,300	£12,862,300	£12,862,300	£12,862,300
60% LAR, 40% CIR	15%	£23,023,101	£15,023,081	£12,862,300	£12,862,300	£12,862,300	£12,862,300	£12,862,300
60% LAR, 40% CIR	20%	£23,023,101	£15,023,081	£12,862,300	£12,862,300	£12,862,300	£12,862,300	£12,862,300
60% LAR, 40% CIR	25%	£23,023,101	£15,023,081	£12,862,300	£12,862,300	£12,862,300	£12,862,300	£12,862,300
60% LAR, 40% CIR	30%	£23,023,101	£15,023,081	£12,862,300	£12,862,300	£12,862,300	£12,862,300	£12,862,300
60% LAR, 40% CIR	35%	£23,023,101	£15,023,081	£12,862,300	£12,862,300	£12,862,300	£12,862,300	£12,862,300
60% LAR, 40% CIR	40%	£23,023,101	£15,023,081	£12,862,300	£12,862,300	£12,862,300	£12,862,300	£12,862,300
60% LAR, 40% CIR	45%	£23,023,101	£15,023,081	£12,862,300	£12,862,300	£12,862,300	£12,862,300	£12,862,300
60% LAR, 40% CIR	50%	£23,023,101	£15,023,081	£12,862,300	£12,862,300	£12,862,300	£12,862,300	£12,862,300

LB Camden
Local Plan Viability Testing 2025

Res13 - 135 Flats	
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No Units	135
Site Area	1.04 Ha

Residual land values:

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR, 40% CR	0%	£23,448,173	£11,769,379	£9,710,090	£8,560,062	£8,202,094	£7,500,682	£6,505,454
0% LAR, 40% CR	5%	£21,226,868	£9,975,399	£7,924,054	£7,800,098	£7,507,614	£5,720,186	£4,731,869
0% LAR, 40% CR	10%	£18,961,359	£8,167,970	£6,123,570	£6,004,896	£5,708,476	£3,930,370	£2,942,531
0% LAR, 40% CR	15%	£16,742,563	£6,345,473	£4,308,177	£4,190,026	£3,894,648	£2,122,382	£1,136,494
0% LAR, 40% CR	20%	£14,480,737	£4,509,810	£2,478,612	£2,360,815	£2,066,322	£297,448	£-173,992
0% LAR, 40% CR	25%	£12,187,909	£2,680,522	£630,187	£510,916	£212,739	£-1,600,375	£-2,609,483
0% LAR, 40% CR	30%	£9,893,388	£797,741	£-190,813	£-106,868	£-507,775	£-4,514,433	£-5,524,433
0% LAR, 40% CR	35%	£7,580,007	£-1,121,883	£-3,200,218	£-3,320,759	£-3,622,110	£-5,430,219	£-6,434,724
0% LAR, 40% CR	40%	£5,265,866	£-3,066,946	£-5,141,864	£-5,261,588	£-5,562,779	£-7,367,567	£-8,370,211
0% LAR, 40% CR	45%	£2,951,107	£-5,025,708	£-7,097,211	£-7,217,343	£-7,517,670	£-9,319,639	£-10,320,733
0% LAR, 40% CR	50%	£522,849	£-6,997,833	£-9,066,716	£-9,186,654	£-9,486,641	£-11,286,318	£-12,286,137

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR, 40% CR	0%	£17,199,546	£8,636,232	£41,088,881	£39,714,392	£38,717,387	£33,849,148	£28,677,263
0% LAR, 40% CR	5%	£16,177,823	£7,429,142	£38,480,074	£37,143,982	£36,147,081	£31,281,548	£26,112,601
0% LAR, 40% CR	10%	£15,156,100	£6,216,051	£35,931,300	£34,600,600	£33,603,680	£27,745,361	£23,045,786
0% LAR, 40% CR	15%	£14,134,377	£5,002,960	£33,382,526	£32,051,219	£31,054,360	£24,207,183	£19,507,311
0% LAR, 40% CR	20%	£13,112,654	£3,790,869	£30,833,752	£29,502,119	£28,505,199	£21,171,292	£15,914,723
0% LAR, 40% CR	25%	£12,090,931	£2,578,778	£28,284,978	£26,952,928	£25,955,908	£18,137,103	£12,822,134
0% LAR, 40% CR	30%	£11,069,208	£1,366,687	£25,736,204	£24,403,737	£23,406,717	£15,098,918	£9,730,545
0% LAR, 40% CR	35%	£10,047,485	£15,597,145	£23,187,430	£21,854,546	£20,857,526	£12,060,729	£6,642,956
0% LAR, 40% CR	40%	£9,025,762	£-6,432,177	£18,638,656	£19,306,359	£18,004,344	£8,022,548	£-1,977,881
0% LAR, 40% CR	45%	£8,004,039	£-12,863,439	£14,089,882	£15,734,592	£14,432,532	£4,974,361	£-5,033,484
0% LAR, 40% CR	50%	£6,982,316	£-19,294,694	£9,541,108	£11,681,842	£10,379,572	£1,926,168	£-11,061,468

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR, 40% CR	0%	£15,982,285	£47,816,062	£49,079,071	£48,794,796	£48,093,366	£51,884,779	£52,889,028
0% LAR, 40% CR	5%	£14,960,562	£46,800,072	£48,063,084	£47,780,809	£47,079,379	£50,869,792	£51,874,277
0% LAR, 40% CR	10%	£13,938,839	£45,784,083	£46,047,095	£45,764,826	£45,063,396	£49,850,557	£50,859,038
0% LAR, 40% CR	15%	£12,917,116	£44,768,094	£44,031,106	£43,748,837	£43,047,407	£48,831,318	£49,839,799
0% LAR, 40% CR	20%	£11,895,393	£43,752,105	£42,015,117	£41,732,848	£41,031,418	£47,812,079	£48,820,560
0% LAR, 40% CR	25%	£10,873,670	£42,736,116	£40,000,128	£39,717,859	£39,015,989	£46,792,840	£47,801,321
0% LAR, 40% CR	30%	£9,851,947	£41,720,127	£37,985,139	£38,702,870	£38,000,910	£45,773,601	£46,782,082
0% LAR, 40% CR	35%	£8,830,224	£40,704,138	£35,960,150	£36,687,881	£36,000,921	£44,754,362	£45,762,843
0% LAR, 40% CR	40%	£7,808,501	£39,688,149	£33,945,161	£35,672,892	£35,000,932	£43,735,123	£44,743,604
0% LAR, 40% CR	45%	£6,786,778	£38,672,160	£31,930,172	£34,657,903	£34,000,943	£42,715,884	£43,724,365
0% LAR, 40% CR	50%	£5,765,055	£37,656,171	£29,915,183	£33,642,914	£33,000,954	£41,696,645	£42,705,126

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR, 40% CR	0%	£14,960,562	£31,999,238	£34,000,961	£34,189,127	£34,466,942	£39,257,430	£42,812,417
0% LAR, 40% CR	5%	£13,938,839	£30,983,249	£32,985,072	£33,173,140	£33,450,955	£38,242,241	£41,807,228
0% LAR, 40% CR	10%	£12,917,116	£29,967,260	£31,969,083	£32,158,151	£32,436,766	£37,227,052	£40,792,039
0% LAR, 40% CR	15%	£11,895,393	£28,951,271	£30,953,094	£31,142,162	£31,419,777	£36,211,863	£39,776,850
0% LAR, 40% CR	20%	£10,873,670	£27,935,282	£29,937,105	£30,126,173	£30,401,588	£35,196,674	£38,761,661
0% LAR, 40% CR	25%	£9,851,947	£26,919,293	£28,921,116	£29,110,184	£29,385,399	£34,181,485	£37,746,472
0% LAR, 40% CR	30%	£8,830,224	£25,903,304	£27,905,127	£28,094,195	£28,369,210	£33,166,296	£36,731,283
0% LAR, 40% CR	35%	£7,808,501	£24,887,315	£26,889,138	£27,078,206	£27,353,021	£32,151,107	£35,716,094
0% LAR, 40% CR	40%	£6,786,778	£23,871,326	£25,873,149	£26,062,217	£26,337,032	£31,135,918	£34,700,905
0% LAR, 40% CR	45%	£5,765,055	£22,855,337	£24,857,160	£25,046,228	£25,321,043	£30,120,729	£33,685,716
0% LAR, 40% CR	50%	£4,743,332	£21,839,348	£23,841,171	£24,030,239	£24,305,054	£29,105,540	£32,670,527

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR, 40% CR	0%	£2,055,837	£9,863,867	£11,883,256	£11,882,884	£12,102,293	£13,869,864	£14,887,880
0% LAR, 40% CR	5%	£1,944,414	£8,847,878	£10,867,267	£10,866,512	£11,085,921	£12,853,492	£13,871,508
0% LAR, 40% CR	10%	£1,832,991	£7,831,889	£9,851,678	£9,850,923	£10,070,332	£11,838,063	£12,859,524
0% LAR, 40% CR	15%	£1,721,568	£6,815,900	£8,836,089	£8,835,334	£9,054,743	£10,822,874	£11,847,540
0% LAR, 40% CR	20%	£1,610,145	£5,800,911	£7,820,500	£7,819,745	£8,039,154	£9,807,685	£10,835,556
0% LAR, 40% CR	25%	£1,498,722	£4,785,922	£6,804,911	£6,804,156	£7,023,565	£8,792,496	£9,823,572
0% LAR, 40% CR	30%	£1,387,299	£3,770,933	£5,789,322	£5,788,567	£6,007,976	£7,777,307	£8,808,588
0% LAR, 40% CR	35%	£1,275,876	£2,755,944	£4,773,733	£4,772,978	£4,997,387	£6,762,118	£7,793,604
0% LAR, 40% CR	40%	£1,164,453	£1,740,955	£3,758,144	£3,757,389	£3,976,798	£5,746,929	£6,778,620
0% LAR, 40% CR	45%	£1,053,030	£725,966	£2,742,555	£2,741,800	£2,961,210	£4,731,740	£5,763,636
0% LAR, 40% CR	50%	£941,607	£-289,027	£1,726,966	£1,726,211	£1,945,621	£3,716,551	£4,748,652

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone C - £1,350 psf	
No Units Site Area		135 1.04 Ha		Base Base LAP - CIR	
Residual land values:					

LB Camden
Local Plan Viability Testing 2025

Res 13 - 135 Flats		Value Area		Zone C - £1,500 pcf		
No Units	135	Sales value inflation		Base		
Site Area	1.04 Ha	Build cost inflation		Base		
Residual land values:		Tenure		LAR - CR		
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
Tenure	% AH		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
00% LAR, 40% CR	0%	£44,550,697	£32,627,111	£30,589,771	£30,481,138	£28,422,568
00% LAR, 40% CR	5%	£41,273,246	£29,807,175	£27,788,870	£27,689,692	£25,618,017
00% LAR, 40% CR	10%	£37,989,673	£26,973,809	£24,955,541	£24,857,186	£22,800,498
00% LAR, 40% CR	15%	£34,719,833	£24,126,567	£22,119,500	£22,020,545	£19,985,975
00% LAR, 40% CR	20%	£31,461,930	£21,265,915	£19,285,144	£19,186,117	£17,166,628
00% LAR, 40% CR	25%	£28,232,094	£18,391,612	£16,392,434	£16,293,556	£14,339,087
00% LAR, 40% CR	30%	£25,039,447	£15,509,020	£13,474,869	£13,375,920	£11,509,608
00% LAR, 40% CR	35%	£21,834,116	£12,569,535	£10,530,098	£10,431,702	£8,589,532
00% LAR, 40% CR	40%	£17,966,226	£9,630,323	£7,617,499	£7,500,770	£5,455,008
00% LAR, 40% CR	45%	£14,585,965	£6,678,015	£4,669,309	£4,551,761	£3,212,180
00% LAR, 40% CR	50%	£11,191,862	£3,712,742	£1,705,578	£1,589,178	£1,298,181
00% LAR, 40% CR	55%	£8,234,316	£1,269,535	£0,436,063	£0,348,362	£0,250,342
00% LAR, 40% CR	60%	£5,234,116	£0,269,535	£0,436,063	£0,348,362	£0,250,342
00% LAR, 40% CR	65%	£2,234,116	£0,269,535	£0,436,063	£0,348,362	£0,250,342
00% LAR, 40% CR	70%	£0,234,116	£0,269,535	£0,436,063	£0,348,362	£0,250,342
00% LAR, 40% CR	75%	£0,234,116	£0,269,535	£0,436,063	£0,348,362	£0,250,342
00% LAR, 40% CR	80%	£0,234,116	£0,269,535	£0,436,063	£0,348,362	£0,250,342
00% LAR, 40% CR	85%	£0,234,116	£0,269,535	£0,436,063	£0,348,362	£0,250,342
00% LAR, 40% CR	90%	£0,234,116	£0,269,535	£0,436,063	£0,348,362	£0,250,342
00% LAR, 40% CR	95%	£0,234,116	£0,269,535	£0,436,063	£0,348,362	£0,250,342
00% LAR, 40% CR	100%	£0,234,116	£0,269,535	£0,436,063	£0,348,362	£0,250,342

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

£97,649,000						
Tenure	%AH		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
00% LAR, 40% CR	0%	£98,285,264	£69,777,569	£73,817,861	£73,817,861	£73,817,861
00% LAR, 40% CR	5%	£95,111,405	£67,100,456	£71,117,861	£71,117,861	£71,117,861
00% LAR, 40% CR	10%	£91,922,028	£64,420,903	£68,444,389	£68,444,389	£68,444,389
00% LAR, 40% CR	15%	£88,725,131	£61,737,134	£65,758,811	£65,758,811	£65,758,811
00% LAR, 40% CR	20%	£85,512,800	£59,048,319	£63,065,367	£63,065,367	£63,065,367
00% LAR, 40% CR	25%	£82,287,119	£56,355,118	£60,370,119	£60,370,119	£60,370,119
00% LAR, 40% CR	30%	£79,053,282	£53,658,211	£57,673,033	£57,673,033	£57,673,033
00% LAR, 40% CR	35%	£75,811,671	£50,958,006	£54,973,006	£54,973,006	£54,973,006
00% LAR, 40% CR	40%	£72,562,504	£48,254,592	£52,269,915	£52,269,915	£52,269,915
00% LAR, 40% CR	45%	£69,306,129	£45,548,169	£49,564,824	£49,564,824	£49,564,824
00% LAR, 40% CR	50%	£66,042,868	£42,838,688	£46,859,733	£46,859,733	£46,859,733

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

£57,186,000						
Tenure	%AH		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
00% LAR, 40% CR	0%	£14,834,759	£26,758,351	£29,786,991	£29,786,991	£29,786,991
00% LAR, 40% CR	5%	£14,152,696	£26,076,286	£29,104,924	£29,104,924	£29,104,924
00% LAR, 40% CR	10%	£13,470,633	£25,394,221	£28,422,857	£28,422,857	£28,422,857
00% LAR, 40% CR	15%	£12,788,570	£24,712,156	£27,740,790	£27,740,790	£27,740,790
00% LAR, 40% CR	20%	£12,106,507	£24,030,091	£27,058,723	£27,058,723	£27,058,723
00% LAR, 40% CR	25%	£11,424,444	£23,348,026	£26,376,656	£26,376,656	£26,376,656
00% LAR, 40% CR	30%	£10,742,381	£22,665,961	£25,694,589	£25,694,589	£25,694,589
00% LAR, 40% CR	35%	£10,060,318	£21,983,896	£25,012,522	£25,012,522	£25,012,522
00% LAR, 40% CR	40%	£9,378,255	£21,301,831	£24,330,455	£24,330,455	£24,330,455
00% LAR, 40% CR	45%	£8,696,192	£20,619,766	£23,648,388	£23,648,388	£23,648,388
00% LAR, 40% CR	50%	£8,014,129	£19,937,701	£22,966,321	£22,966,321	£22,966,321

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

£49,420,000						
Tenure	%AH		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
00% LAR, 40% CR	0%	£2,226,001	£12,167,240	£14,187,745	£14,187,745	£14,187,745
00% LAR, 40% CR	5%	£2,101,290	£11,977,929	£13,998,434	£13,998,434	£13,998,434
00% LAR, 40% CR	10%	£1,976,579	£11,788,618	£13,809,123	£13,809,123	£13,809,123
00% LAR, 40% CR	15%	£1,851,868	£11,599,307	£13,619,812	£13,619,812	£13,619,812
00% LAR, 40% CR	20%	£1,727,157	£11,410,000	£13,430,501	£13,430,501	£13,430,501
00% LAR, 40% CR	25%	£1,602,446	£11,220,689	£13,241,190	£13,241,190	£13,241,190
00% LAR, 40% CR	30%	£1,477,735	£11,031,378	£13,051,879	£13,051,879	£13,051,879
00% LAR, 40% CR	35%	£1,353,024	£10,842,067	£12,862,568	£12,862,568	£12,862,568
00% LAR, 40% CR	40%	£1,228,313	£10,652,756	£12,673,257	£12,673,257	£12,673,257
00% LAR, 40% CR	45%	£1,103,602	£10,463,445	£12,483,946	£12,483,946	£12,483,946
00% LAR, 40% CR	50%	£978,891	£10,274,134	£12,294,635	£12,294,635	£12,294,635

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

£20,601,000						
Tenure	%AH		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
00% LAR, 40% CR	0%	£23,157,320	£11,233,765	£9,205,426	£9,087,702	£8,703,711
00% LAR, 40% CR	5%	£19,879,879	£8,414,009	£6,389,524	£6,271,801	£5,887,810
00% LAR, 40% CR	10%	£16,592,327	£5,586,481	£3,567,196	£3,450,436	£3,066,445
00% LAR, 40% CR	15%	£13,304,775	£2,758,953	£729,670	£718,914	£679,160
00% LAR, 40% CR	20%	£10,017,223	£(17,631)	£(2,188,255)	£(2,144,229)	£(2,100,203)
00% LAR, 40% CR	25%	£6,729,671	£(3,057,124)	£(3,113,123)	£(3,078,917)	£(3,044,711)
00% LAR, 40% CR	30%	£3,442,119	£(3,988,091)	£(4,048,110)	£(4,013,895)	£(3,979,680)
00% LAR, 40% CR	35%	£199,399	£(4,919,058)	£(4,984,077)	£(4,949,052)	£(4,914,027)
00% LAR, 40% CR	40%	£(1,368,111)	£(5,850,025)	£(5,915,046)	£(5,880,021)	£(5,845,000)
00% LAR, 40% CR	45%	£(2,707,442)	£(6,781,000)	£(6,846,021)	£(6,811,000)	£(6,776,000)
00% LAR, 40% CR	50%	£(4,046,773)	£(7,712,000)	£(7,777,000)	£(7,742,000)	£(7,707,000)

LB Camden
Local Plan Viability Testing 2025

Rest 13 - 135 Flats	
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No Units	135
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£99,597,144	£47,456,595	£45,430,254	£45,312,622	£45,018,540	£43,254,052	£42,273,781
60% LAR, 40% CR	5%	£55,515,885	£43,887,285	£41,876,789	£41,759,601	£41,466,657	£39,708,987	£38,732,503
60% LAR, 40% CR	10%	£51,491,114	£40,522,163	£38,308,877	£38,195,118	£37,905,220	£36,148,833	£35,175,841
60% LAR, 40% CR	15%	£47,453,554	£36,733,358	£34,726,682	£34,613,306	£34,319,368	£32,573,735	£31,603,941
60% LAR, 40% CR	20%	£43,403,129	£33,131,002	£31,136,351	£31,023,304	£30,724,237	£28,983,636	£28,014,946
60% LAR, 40% CR	25%	£39,336,465	£29,515,225	£27,519,961	£27,404,248	£27,104,967	£25,379,276	£24,415,004
60% LAR, 40% CR	30%	£35,264,154	£25,888,157	£23,890,708	£23,776,235	£23,476,693	£21,760,189	£20,795,256
60% LAR, 40% CR	35%	£31,131,238	£22,243,929	£20,257,708	£20,142,521	£19,844,554	£18,126,747	£17,163,521
60% LAR, 40% CR	40%	£27,059,724	£18,588,672	£16,606,087	£16,491,123	£16,203,686	£14,486,649	£13,523,305
60% LAR, 40% CR	45%	£22,975,718	£14,920,515	£12,671,082	£12,556,515	£12,269,149	£10,550,554	£9,587,705
60% LAR, 40% CR	50%	£18,729,524	£11,211,610	£9,204,445	£9,089,046	£8,797,047	£7,081,058	£6,081,064

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

£97,649,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£41,977,587	£33,589,736	£35,974,877	£35,858,980	£35,568,791	£33,793,017	£32,817,228
60% LAR, 40% CR	5%	£45,989,791	£37,507,448	£39,892,617	£39,776,695	£39,486,506	£37,710,732	£36,734,943
60% LAR, 40% CR	10%	£41,971,817	£33,092,588	£35,095,854	£34,979,933	£34,689,744	£32,913,970	£31,938,181
60% LAR, 40% CR	15%	£37,964,347	£29,117,177	£31,082,584	£30,966,663	£30,676,474	£28,900,700	£27,924,911
60% LAR, 40% CR	20%	£33,951,862	£25,177,728	£27,127,400	£27,011,479	£26,721,290	£24,945,516	£23,969,727
60% LAR, 40% CR	25%	£29,940,377	£21,248,280	£23,188,952	£23,073,031	£22,782,842	£21,007,068	£20,031,279
60% LAR, 40% CR	30%	£25,928,892	£17,318,832	£19,259,503	£19,143,582	£18,853,393	£17,077,619	£16,101,830
60% LAR, 40% CR	35%	£21,917,407	£13,389,384	£15,330,055	£15,214,134	£14,923,945	£13,148,171	£12,172,382
60% LAR, 40% CR	40%	£17,905,922	£9,459,936	£11,400,606	£11,284,685	£10,994,496	£9,218,722	£8,242,933
60% LAR, 40% CR	45%	£13,894,437	£5,530,488	£7,481,257	£7,365,336	£7,075,147	£5,299,373	£4,323,584
60% LAR, 40% CR	50%	£9,882,952	£1,601,040	£3,491,809	£3,375,888	£3,085,699	£1,309,925	£415,136

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

£57,186,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£141,682	£11,926,869	£19,959,207	£14,972,646	£14,366,992	£16,131,410	£17,011,581
60% LAR, 40% CR	5%	£45,989,791	£37,507,448	£39,892,617	£39,776,695	£39,486,506	£37,710,732	£36,734,943
60% LAR, 40% CR	10%	£41,971,817	£33,092,588	£35,095,854	£34,979,933	£34,689,744	£32,913,970	£31,938,181
60% LAR, 40% CR	15%	£37,964,347	£29,117,177	£31,082,584	£30,966,663	£30,676,474	£28,900,700	£27,924,911
60% LAR, 40% CR	20%	£33,951,862	£25,177,728	£27,127,400	£27,011,479	£26,721,290	£24,945,516	£23,969,727
60% LAR, 40% CR	25%	£29,940,377	£21,248,280	£23,188,952	£23,073,031	£22,782,842	£21,007,068	£20,031,279
60% LAR, 40% CR	30%	£25,928,892	£17,318,832	£19,259,503	£19,143,582	£18,853,393	£17,077,619	£16,101,830
60% LAR, 40% CR	35%	£21,917,407	£13,389,384	£15,330,055	£15,214,134	£14,923,945	£13,148,171	£12,172,382
60% LAR, 40% CR	40%	£17,905,922	£9,459,936	£11,400,606	£11,284,685	£10,994,496	£9,218,722	£8,242,933
60% LAR, 40% CR	45%	£13,894,437	£5,530,488	£7,481,257	£7,365,336	£7,075,147	£5,299,373	£4,323,584
60% LAR, 40% CR	50%	£9,882,952	£1,601,040	£3,491,809	£3,375,888	£3,085,699	£1,309,925	£415,136

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

£48,429,000								
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£17,925,929	£5,483,390	£1,455,636	£1,339,029	£1,063,520	£1,279,457	£299,195
60% LAR, 40% CR	5%	£13,541,059	£1,922,670	£97,895	£270,814	£597,499	£2,355,929	£1,242,112
60% LAR, 40% CR	10%	£9,155,089	£1,569,495	£3,665,236	£2,762,496	£4,454,366	£3,355,192	£6,786,174
60% LAR, 40% CR	15%	£5,478,599	£5,241,257	£7,247,554	£7,393,399	£7,855,244	£3,400,880	£10,370,675
60% LAR, 40% CR	20%	£1,426,513	£9,843,613	£16,846,285	£14,886,111	£11,250,375	£12,957,725	£15,957,685
60% LAR, 40% CR	25%	£1,843,119	£12,459,365	£16,454,654	£14,871,167	£14,859,668	£13,960,738	£21,964,615
60% LAR, 40% CR	30%	£6,734,422	£16,689,459	£19,079,609	£18,194,341	£18,482,583	£20,214,416	£21,079,557
60% LAR, 40% CR	35%	£10,843,377	£19,138,088	£21,716,907	£20,650,984	£22,500,662	£23,347,088	£24,911,054
60% LAR, 40% CR	40%	£14,964,862	£23,385,544	£25,369,518	£25,493,493	£25,770,590	£27,517,968	£28,499,569
60% LAR, 40% CR	45%	£19,086,348	£27,584,105	£29,013,653	£29,141,180	£29,466,480	£31,213,663	£32,164,616
60% LAR, 40% CR	50%	£23,245,562	£30,763,005	£32,770,170	£32,898,559	£33,177,568	£34,923,567	£35,863,511

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

£20,601,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£38,133,796	£20,065,249	£24,036,908	£23,919,276	£23,625,184	£21,860,706	£20,886,434
60% LAR, 40% CR	5%	£14,122,339	£22,563,939	£29,481,434	£29,369,256	£29,075,170	£27,310,640	£26,336,156
60% LAR, 40% CR	10%	£9,097,768	£16,926,817	£16,915,530	£16,798,771	£16,508,874	£14,755,487	£13,782,495
60% LAR, 40% CR	15%	£6,060,268	£13,340,012	£13,331,336	£13,216,960	£12,926,021	£11,180,399	£10,210,584
60% LAR, 40% CR	20%	£22,029,792	£9,737,596	£9,736,884	£9,620,359	£9,330,891	£7,580,490	£6,621,522
60% LAR, 40% CR	25%	£17,843,119	£8,127,136	£8,125,615	£8,010,821	£7,720,353	£6,069,730	£5,107,720
60% LAR, 40% CR	30%	£13,668,647	£4,562,811	£4,562,961	£4,447,967	£4,157,499	£2,506,859	£1,544,686
60% LAR, 40% CR	35%	£9,737,892	£350,543	£1,119,618	£1,208,825	£1,336,792	£1,296,399	£1,229,623
60% LAR, 40% CR	40%	£5,616,717	£2,899,874	£4,222,611	£4,310,860	£4,399,109	£4,309,497	£4,209,410
60% LAR, 40% CR	45%	£1,492,431	£9,472,851	£9,476,284	£9,592,831	£9,708,241	£10,632,413	£11,623,541
60% LAR, 40% CR	50%	£2,666,869	£16,181,236	£16,186,801	£16,306,396	£16,396,289	£16,442,088	£16,512,952

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone C - £1,900 psf													
No Units Site Area		135 1.04 Ha		Sales value inflation Build cost inflation Tenure		Base Base LAR - CIR											
Residual land values:																	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon					
Tenure		% AH															
60% LAR - 40% CIR		5%		£88,903,973		£56,357,485		£54,329,145		£54,211,512		£53,017,430		£52,152,942		£51,172,871	
60% LAR - 40% CIR		5%		£84,943,293		£52,351,230		£50,320,725		£50,213,547		£49,020,882		£48,160,932		£47,186,445	
60% LAR - 40% CIR		10%		£59,969,900		£48,331,164		£46,311,078		£46,201,119		£45,009,254		£44,150,435		£43,184,843	
60% LAR - 40% CIR		15%		£55,083,519		£44,297,415		£42,280,738		£42,174,363		£41,003,424		£40,137,793		£39,167,987	
60% LAR - 40% CIR		20%		£50,384,272		£40,250,114		£38,245,443		£38,133,417		£37,043,349		£36,102,348		£35,136,055	
60% LAR - 40% CIR		25%		£46,072,285		£36,189,392		£34,184,128		£34,078,416		£33,009,134		£32,053,444		£31,089,171	
60% LAR - 40% CIR		30%		£41,517,680		£32,115,381		£30,159,921		£30,056,498		£29,000,551		£28,069,422		£27,041,481	
60% LAR - 40% CIR		35%		£37,065,511		£28,028,258		£26,041,987		£25,926,806		£25,008,832		£24,091,026		£23,051,134	
60% LAR - 40% CIR		40%		£32,455,802		£23,928,006		£21,945,452		£21,830,450		£21,043,020		£20,168,387		£19,060,273	
60% LAR - 40% CIR		45%		£27,849,701		£19,814,904		£17,835,403		£17,720,605		£17,033,616		£16,170,188		£14,788,957	
60% LAR - 40% CIR		50%		£23,251,272		£15,689,035		£13,703,765		£13,587,366		£13,296,368		£11,550,379		£10,580,385	
Residual Land values compared to benchmark land values		Higher Value Secondary Offices															

LB Camden
Local Plan Viability Testing 2025

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

Residual land values:

Value Area	Zone C - £2,000 psf
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - CIR

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£74,487,859	£62,254,095	£50,250,238	£60,140,374	£59,850,024	£56,085,536	£57,105,264
0% LAR - 40% CIR	5%	£89,128,365	£57,969,816	£55,866,889	£55,866,889	£55,866,889	£53,789,896	£52,862,412
0% LAR - 40% CIR	10%	£84,665,748	£53,610,498	£51,450,453	£51,450,453	£51,450,453	£49,487,189	£48,524,178
0% LAR - 40% CIR	15%	£80,170,162	£49,340,119	£47,333,443	£47,217,067	£46,926,128	£45,160,487	£44,210,701
0% LAR - 40% CIR	20%	£55,317,702	£44,096,189	£42,065,518	£42,879,491	£42,589,424	£40,849,023	£39,862,134
0% LAR - 40% CIR	25%	£50,560,500	£40,638,838	£38,843,574	£38,527,861	£38,238,580	£36,502,889	£35,538,617
0% LAR - 40% CIR	30%	£45,736,680	£36,288,195	£34,743,743	£34,162,311	£33,873,311	£32,142,374	£31,165,297
0% LAR - 40% CIR	35%	£40,900,368	£31,884,384	£29,886,172	£29,782,985	£29,495,018	£27,767,211	£26,807,318
0% LAR - 40% CIR	40%	£36,051,686	£27,487,562	£25,504,368	£25,390,013	£25,102,576	£23,377,552	£22,419,828
0% LAR - 40% CIR	45%	£31,165,649	£23,077,831	£21,085,329	£20,968,535	£20,686,543	£18,974,605	£18,017,872
0% LAR - 40% CIR	50%	£26,285,771	£18,655,331	£16,678,332	£16,563,682	£16,277,057	£14,549,925	£13,579,932

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£11,219,872	£8,439,895	£4,431,081	£8,439,895	£8,439,895	£4,519,736	£4,519,736
0% LAR - 40% CIR	5%	£11,219,872	£8,439,895	£4,431,081	£8,439,895	£8,439,895	£4,519,736	£4,519,736
0% LAR - 40% CIR	10%	£11,219,872	£8,439,895	£4,431,081	£8,439,895	£8,439,895	£4,519,736	£4,519,736
0% LAR - 40% CIR	15%	£11,219,872	£8,439,895	£4,431,081	£8,439,895	£8,439,895	£4,519,736	£4,519,736
0% LAR - 40% CIR	20%	£11,219,872	£8,439,895	£4,431,081	£8,439,895	£8,439,895	£4,519,736	£4,519,736
0% LAR - 40% CIR	25%	£11,219,872	£8,439,895	£4,431,081	£8,439,895	£8,439,895	£4,519,736	£4,519,736
0% LAR - 40% CIR	30%	£11,219,872	£8,439,895	£4,431,081	£8,439,895	£8,439,895	£4,519,736	£4,519,736
0% LAR - 40% CIR	35%	£11,219,872	£8,439,895	£4,431,081	£8,439,895	£8,439,895	£4,519,736	£4,519,736
0% LAR - 40% CIR	40%	£11,219,872	£8,439,895	£4,431,081	£8,439,895	£8,439,895	£4,519,736	£4,519,736
0% LAR - 40% CIR	45%	£11,219,872	£8,439,895	£4,431,081	£8,439,895	£8,439,895	£4,519,736	£4,519,736
0% LAR - 40% CIR	50%	£11,219,872	£8,439,895	£4,431,081	£8,439,895	£8,439,895	£4,519,736	£4,519,736

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£15,102,397	£2,868,634	£670,777	£754,912	£484,562	£1,266,965	£2,280,158
0% LAR - 40% CIR	5%	£10,340,864	£2,868,634	£670,777	£754,912	£484,562	£1,266,965	£2,280,158
0% LAR - 40% CIR	10%	£5,576,207	£2,868,634	£670,777	£754,912	£484,562	£1,266,965	£2,280,158
0% LAR - 40% CIR	15%	£1,764,700	£2,868,634	£670,777	£754,912	£484,562	£1,266,965	£2,280,158
0% LAR - 40% CIR	20%	£1,764,700	£2,868,634	£670,777	£754,912	£484,562	£1,266,965	£2,280,158
0% LAR - 40% CIR	25%	£1,764,700	£2,868,634	£670,777	£754,912	£484,562	£1,266,965	£2,280,158
0% LAR - 40% CIR	30%	£1,764,700	£2,868,634	£670,777	£754,912	£484,562	£1,266,965	£2,280,158
0% LAR - 40% CIR	35%	£1,764,700	£2,868,634	£670,777	£754,912	£484,562	£1,266,965	£2,280,158
0% LAR - 40% CIR	40%	£1,764,700	£2,868,634	£670,777	£754,912	£484,562	£1,266,965	£2,280,158
0% LAR - 40% CIR	45%	£1,764,700	£2,868,634	£670,777	£754,912	£484,562	£1,266,965	£2,280,158
0% LAR - 40% CIR	50%	£1,764,700	£2,868,634	£670,777	£754,912	£484,562	£1,266,965	£2,280,158

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£10,513,253	£20,778,480	£18,187,827	£18,187,827	£18,187,827	£18,187,827	£18,187,827
0% LAR - 40% CIR	5%	£27,753,750	£15,995,201	£13,992,074	£13,874,896	£13,581,951	£11,824,281	£10,847,797
0% LAR - 40% CIR	10%	£22,881,143	£11,995,883	£9,992,596	£9,992,596	£9,992,596	£7,522,554	£6,549,561
0% LAR - 40% CIR	15%	£18,195,540	£7,995,504	£5,992,827	£5,992,827	£5,992,827	£3,522,554	£2,549,561
0% LAR - 40% CIR	20%	£13,387,086	£3,995,125	£1,992,408	£1,992,408	£1,992,408	£1,522,554	£1,549,561
0% LAR - 40% CIR	25%	£8,585,862	£1,995,746	£992,408	£992,408	£992,408	£752,554	£759,561
0% LAR - 40% CIR	30%	£3,782,005	£5,706,419	£7,898,885	£7,812,351	£8,100,884	£9,802,376	£10,794,818
0% LAR - 40% CIR	35%	£1,764,700	£10,169,121	£12,078,443	£12,101,630	£12,479,588	£14,207,404	£15,162,296
0% LAR - 40% CIR	40%	£5,802,829	£14,487,053	£18,499,628	£18,584,693	£18,872,039	£18,596,863	£18,554,787
0% LAR - 40% CIR	45%	£10,869,868	£18,488,784	£25,016,366	£25,091,195	£25,378,022	£25,103,115	£25,054,644
0% LAR - 40% CIR	50%	£15,708,844	£22,519,283	£35,595,284	£35,415,634	£35,697,558	£35,424,040	£35,365,863

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£53,044,513	£40,860,740	£38,862,892	£38,747,028	£38,458,878	£36,892,190	£35,771,918
0% LAR - 40% CIR	5%	£48,155,019	£36,576,470	£34,571,343	£34,456,166	£34,168,016	£32,601,328	£31,481,056
0% LAR - 40% CIR	10%	£43,265,525	£32,277,152	£30,263,860	£30,147,107	£29,859,209	£28,292,521	£27,172,249
0% LAR - 40% CIR	15%	£38,376,031	£27,987,773	£25,950,091	£25,833,338	£25,545,440	£23,978,752	£22,858,480
0% LAR - 40% CIR	20%	£33,486,537	£23,698,394	£21,642,172	£21,525,419	£21,237,521	£19,670,833	£18,550,561
0% LAR - 40% CIR	25%	£28,597,043	£19,408,015	£17,333,253	£17,216,500	£16,928,602	£15,361,914	£14,241,642
0% LAR - 40% CIR	30%	£23,707,549	£15,117,636	£13,023,334	£12,906,581	£12,618,683	£11,051,995	£9,931,723
0% LAR - 40% CIR	35%	£19,817,055	£10,827,257	£8,513,415	£8,396,662	£8,108,764	£6,542,076	£5,421,804
0% LAR - 40% CIR	40%	£14,927,561	£6,536,878	£4,203,536	£4,086,783	£3,798,885	£2,232,197	£1,111,925
0% LAR - 40% CIR	45%	£9,037,067	£2,246,499	£1,898,657	£1,881,904	£1,853,006	£1,386,318	£1,357,420
0% LAR - 40% CIR	50%	£4,147,573	£1,898,657	£1,898,657	£1,898,657	£1,898,657	£1,898,657	£1,898,657

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone C - RP Periphery £2,250 psf				
No Units	135	Sales value inflation			Base			
Site Area	1.04 Ha	Build cost inflation			Base			
Residual land values:		Tenure			LAR - CIR			
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH	£89,448,575	£76,975,586	£74,977,730	£74,961,866	£72,872,204	£72,834,233	£71,865,094
60% LAR, 40% CIR	0%	£91,841,045	£77,959,232	£75,965,093	£75,949,205	£73,859,676	£73,821,705	£72,852,567
60% LAR, 40% CIR	5%	£78,400,462	£69,921,274	£68,939,245	£68,923,367	£66,833,838	£66,795,867	£65,826,728
60% LAR, 40% CIR	10%	£72,886,770	£61,873,839	£60,891,810	£60,875,932	£58,786,403	£58,748,432	£57,779,293
60% LAR, 40% CIR	15%	£67,340,274	£53,813,055	£52,831,026	£52,815,148	£50,725,619	£50,687,648	£49,718,509
60% LAR, 40% CIR	20%	£61,781,036	£51,739,053	£49,767,187	£49,751,309	£47,661,780	£47,623,809	£46,654,670
60% LAR, 40% CIR	25%	£56,220,181	£46,659,235	£44,705,369	£44,689,491	£42,599,962	£42,561,991	£41,592,852
60% LAR, 40% CIR	30%	£50,624,833	£41,524,858	£39,538,637	£39,522,759	£37,433,230	£37,395,259	£36,426,120
60% LAR, 40% CIR	35%	£45,028,115	£36,380,452	£34,403,876	£34,387,998	£32,298,469	£32,260,498	£31,291,359
60% LAR, 40% CIR	40%	£39,419,152	£31,235,147	£29,255,945	£29,240,067	£27,150,538	£27,112,567	£26,143,428
60% LAR, 40% CIR	45%	£33,798,086	£26,071,073	£24,094,073	£24,078,195	£22,008,666	£21,970,695	£21,001,635
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,008						
Tenure	% AH	£116,968,777	£100,579,632	£98,576,632	£98,560,761	£96,471,232	£96,433,261	£95,464,122
60% LAR, 40% CIR	0%	£117,435,898	£100,599,499	£98,599,499	£98,583,628	£96,494,099	£96,456,128	£95,487,000
60% LAR, 40% CIR	5%	£117,501,359	£100,620,861	£98,620,861	£98,604,990	£96,515,461	£96,477,490	£95,508,362
60% LAR, 40% CIR	10%	£117,566,821	£100,642,223	£98,642,223	£98,626,352	£96,536,823	£96,498,852	£95,529,724
60% LAR, 40% CIR	15%	£117,632,283	£100,663,585	£98,663,585	£98,647,714	£96,557,185	£96,519,214	£95,550,086
60% LAR, 40% CIR	20%	£117,697,745	£100,684,947	£98,684,947	£98,669,076	£96,577,547	£96,539,576	£95,570,448
60% LAR, 40% CIR	25%	£117,763,207	£100,706,309	£98,706,309	£98,690,438	£96,597,909	£96,559,938	£95,590,810
60% LAR, 40% CIR	30%	£117,828,669	£100,727,671	£98,727,671	£98,711,800	£96,618,271	£96,580,300	£95,611,172
60% LAR, 40% CIR	35%	£117,894,131	£100,749,033	£98,749,033	£98,733,162	£96,638,633	£96,599,662	£95,631,534
60% LAR, 40% CIR	40%	£117,959,593	£100,770,395	£98,770,395	£98,754,524	£96,658,995	£96,620,024	£95,651,896
60% LAR, 40% CIR	45%	£118,025,055	£100,791,757	£98,791,757	£98,775,886	£96,679,357	£96,640,386	£95,672,258
60% LAR, 40% CIR	50%	£118,090,517	£100,813,119	£98,813,119	£98,797,248	£96,699,719	£96,660,748	£95,692,620
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
Tenure	% AH	£116,968,777	£100,579,632	£98,576,632	£98,560,761	£96,471,232	£96,433,261	£95,464,122
60% LAR, 40% CIR	0%	£117,435,898	£100,599,499	£98,599,499	£98,583,628	£96,494,099	£96,456,128	£95,487,000
60% LAR, 40% CIR	5%	£117,501,359	£100,620,861	£98,620,861	£98,604,990	£96,515,461	£96,477,490	£95,508,362
60% LAR, 40% CIR	10%	£117,566,821	£100,642,223	£98,642,223	£98,626,352	£96,536,823	£96,498,852	£95,529,724
60% LAR, 40% CIR	15%	£117,632,283	£100,663,585	£98,663,585	£98,647,714	£96,557,185	£96,519,214	£95,550,086
60% LAR, 40% CIR	20%	£117,697,745	£100,684,947	£98,684,947	£98,669,076	£96,577,547	£96,539,576	£95,570,448
60% LAR, 40% CIR	25%	£117,763,207	£100,706,309	£98,706,309	£98,690,438	£96,597,909	£96,559,938	£95,590,810
60% LAR, 40% CIR	30%	£117,828,669	£100,727,671	£98,727,671	£98,711,800	£96,618,271	£96,580,300	£95,611,172
60% LAR, 40% CIR	35%	£117,894,131	£100,749,033	£98,749,033	£98,733,162	£96,638,633	£96,599,662	£95,631,534
60% LAR, 40% CIR	40%	£117,959,593	£100,770,395	£98,770,395	£98,754,524	£96,658,995	£96,620,024	£95,651,896
60% LAR, 40% CIR	45%	£118,025,055	£100,791,757	£98,791,757	£98,775,886	£96,679,357	£96,640,386	£95,672,258
60% LAR, 40% CIR	50%	£118,090,517	£100,813,119	£98,813,119	£98,797,248	£96,699,719	£96,660,748	£95,692,620
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£49,420,000						
Tenure	% AH	£116,968,777	£100,579,632	£98,576,632	£98,560,761	£96,471,232	£96,433,261	£95,464,122
60% LAR, 40% CIR	0%	£117,435,898	£100,599,499	£98,599,499	£98,583,628	£96,494,099	£96,456,128	£95,487,000
60% LAR, 40% CIR	5%	£117,501,359	£100,620,861	£98,620,861	£98,604,990	£96,515,461	£96,477,490	£95,508,362
60% LAR, 40% CIR	10%	£117,566,821	£100,642,223	£98,642,223	£98,626,352	£96,536,823	£96,498,852	£95,529,724
60% LAR, 40% CIR	15%	£117,632,283	£100,663,585	£98,663,585	£98,647,714	£96,557,185	£96,519,214	£95,550,086
60% LAR, 40% CIR	20%	£117,697,745	£100,684,947	£98,684,947	£98,669,076	£96,577,547	£96,539,576	£95,570,448
60% LAR, 40% CIR	25%	£117,763,207	£100,706,309	£98,706,309	£98,690,438	£96,597,909	£96,559,938	£95,590,810
60% LAR, 40% CIR	30%	£117,828,669	£100,727,671	£98,727,671	£98,711,800	£96,618,271	£96,580,300	£95,611,172
60% LAR, 40% CIR	35%	£117,894,131	£100,749,033	£98,749,033	£98,733,162	£96,638,633	£96,599,662	£95,631,534
60% LAR, 40% CIR	40%	£117,959,593	£100,770,395	£98,770,395	£98,754,524	£96,658,995	£96,620,024	£95,651,896
60% LAR, 40% CIR	45%	£118,025,055	£100,791,757	£98,791,757	£98,775,886	£96,679,357	£96,640,386	£95,672,258
60% LAR, 40% CIR	50%	£118,090,517	£100,813,119	£98,813,119	£98,797,248	£96,699,719	£96,660,748	£95,692,620
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£20,691,000						
Tenure	% AH	£116,968,777	£100,579,632	£98,576,632	£98,560,761	£96,471,232	£96,433,261	£95,464,122
60% LAR, 40% CIR	0%	£117,435,898	£100,599,499	£98,599,499	£98,583,628	£96,494,099	£96,456,128	£95,487,000
60% LAR, 40% CIR	5%	£117,501,359	£100,620,861	£98,620,861	£98,604,990	£96,515,461	£96,477,490	£95,508,362
60% LAR, 40% CIR	10%	£117,566,821	£100,642,223	£98,642,223	£98,626,352	£96,536,823	£96,498,852	£95,529,724
60% LAR, 40% CIR	15%	£117,632,283	£100,663,585	£98,663,585	£98,647,714	£96,557,185	£96,519,214	£95,550,086
60% LAR, 40% CIR	20%	£117,697,745	£100,684,947	£98,684,947	£98,669,076	£96,577,547	£96,539,576	£95,570,448
60% LAR, 40% CIR	25%	£117,763,207	£100,706,309	£98,706,309	£98,690,438	£96,597,909	£96,559,938	£95,590,810
60% LAR, 40% CIR	30%	£117,828,669	£100,727,671	£98,727,671	£98,711,800	£96,618,271	£96,580,300	£95,611,172
60% LAR, 40% CIR	35%	£117,894,131	£100,749,033	£98,749,033	£98,733,162	£96,638,633	£96,599,662	£95,631,534
60% LAR, 40% CIR	40%	£117,959,593	£100,770,395	£98,770,395	£98,754,524	£96,658,995	£96,620,024	£95,651,896
60% LAR, 40% CIR	45%	£118,025,055	£100,791,757	£98,791,757	£98,775,886	£96,679,357	£96,640,386	£95,672,258
60% LAR, 40% CIR	50%	£118,090,517	£100,813,119	£98,813,119	£98,797,248	£96,699,719	£96,660,748	£95,692,620
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£20,691,000						
Tenure	% AH	£116,968,777	£100,579,632	£98,576,632	£98,560,761	£96,471,232	£96,433,261	£95,464,122
60% LAR, 40% CIR	0%	£117,435,898	£100,599,499	£98,599,499	£98,583,628	£96,494,099	£96,456,128	£95,487,000
60% LAR, 40% CIR	5%	£117,501,359	£100,620,861	£98,620,861	£98,604,990	£96,515,461	£96,477,490	£95,508,362
60% LAR, 40% CIR	10%	£117,566,821	£100,642,223	£98,642,223	£98,626,352	£96,536,823	£96,498,852	£95,529,724
60% LAR, 40% CIR	15%	£117,632,283	£100,663,585	£98,663,585	£98,647,714	£96,557,185	£96,519,214	£95,550,086
60% LAR, 40% CIR	20%	£117,697,745	£100,684,947	£98,684,947	£98,669,076	£96,577,547	£96,539,576	£95,570,448
60% LAR, 40% CIR	25%	£117,763,207	£100,706,309	£98,706,309	£98,690,438	£96,597,909	£96,559,938	£95,590,810
60% LAR, 40% CIR	30%	£117,828,669	£100,727,671	£98,727,671	£98,711,800	£96,618,271	£96,580,300	£95,611,172
60% LAR, 40% CIR	35%	£117,894,131	£100,749,033	£98,749,033	£98,733,162	£96,638,633	£96,599,662	£95,631,534
60% LAR, 40% CIR	40%	£117,959,593	£100,770,395	£98,770,395	£98,754,524	£96,658,995	£96,620,024	£95,651,896
60% LAR, 40% CIR	45%	£118,025,055	£100,791,757	£98,791,757	£98,775,886	£96,679,357	£96,640,386	£95,672,258
60% LAR, 40% CIR	50%	£118,090,517	£100,813,119	£98,813,119	£98,797,248	£96,699,719	£96,660,748	£95,692,620
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£20,691,000						
Tenure	% AH	£116,968,777	£100,579,632	£98,576,632	£98,560,761	£96,471,232	£96,433,261	£95,464,122
60% LAR, 40% CIR	0%	£117,435,898	£100,599,499	£98,599,499	£98,583,628	£96,494,099	£96,456,128	£95,487,000
60% LAR, 40% CIR	5%	£117,501,359	£100,620,861	£98,620,861	£98,604,990	£96,515,461	£96,477,490	£95,508,362
60% LAR, 40% CIR	10%	£117,566,821	£100,642,223	£98,642,223	£98,626,352	£96,536,823	£96,498,852	£95,529,724
60% LAR, 40% CIR	15%	£117,632,283	£100,663,585	£98,663,585	£98,647,714	£96,557,185	£96,519,214	£95,550,086
60% LAR, 40% CIR	20%	£117,697,745	£100,684,947					

LB Camden
Local Plan Viability Testing 2025

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

Residual land values:

Value Area	Zone C - RP Periphery E2.450 psf
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR, CIR

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£191,417,148	£88,752,779	£95,754,923	£86,639,058	£86,349,396	£84,811,426	£83,045,887
00% LAR, 40% CIR	5%	£95,311,189	£83,143,596	£91,153,427	£81,036,919	£80,749,467	£79,018,413	£78,056,455
00% LAR, 40% CIR	10%	£88,152,119	£77,520,748	£75,637,719	£75,422,714	£75,135,404	£73,410,136	£72,451,775
00% LAR, 40% CIR	15%	£83,060,057	£71,884,453	£69,907,934	£69,793,307	£69,506,742	£67,787,345	£66,832,124
00% LAR, 40% CIR	20%	£78,815,132	£66,234,810	£64,264,205	£64,149,923	£63,864,216	£62,143,971	£61,197,413
00% LAR, 40% CIR	25%	£70,757,496	£60,571,947	£58,606,671	£58,492,697	£58,207,763	£56,488,158	£55,548,377
00% LAR, 40% CIR	30%	£64,887,182	£54,869,995	£52,701,782	£52,587,817	£52,303,907	£50,584,666	£49,640,888
00% LAR, 40% CIR	35%	£58,404,405	£49,207,079	£47,250,708	£47,136,822	£46,847,883	£45,120,947	£44,180,155
00% LAR, 40% CIR	40%	£52,209,259	£43,505,330	£41,522,961	£41,408,015	£41,120,576	£39,395,952	£38,457,831
00% LAR, 40% CIR	45%	£46,001,866	£37,781,000	£35,781,485	£35,666,701	£35,379,112	£33,657,774	£32,701,141
00% LAR, 40% CIR	50%	£39,782,352	£32,003,667	£30,026,667	£29,912,017	£29,625,393	£27,905,644	£26,950,227

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£12,471	£12,817,351	£14,648,888	£14,766,914	£14,766,914	£14,766,914	£14,766,914
00% LAR, 40% CIR	5%	£10,650,739	£12,784,104	£14,601,165	£14,693,649	£14,693,649	£14,693,649	£14,693,649
00% LAR, 40% CIR	10%	£10,650,656	£11,832,286	£16,152,257	£16,037,253	£15,749,742	£14,024,677	£13,086,308
00% LAR, 40% CIR	15%	£12,674,595	£12,488,992	£10,522,475	£10,407,846	£10,121,280	£9,401,883	£7,446,863
00% LAR, 40% CIR	20%	£17,526,670	£16,849,346	£14,878,745	£14,794,462	£14,479,785	£12,764,610	£11,812,151
00% LAR, 40% CIR	25%	£11,372,004	£11,166,436	£7,879,791	£7,890,734	£11,777,895	£12,867,364	£13,837,684
00% LAR, 40% CIR	30%	£18,429,789	£17,232,464	£14,454,004	£14,454,004	£14,454,004	£14,454,004	£14,454,004
00% LAR, 40% CIR	35%	£18,197	£10,178,362	£12,134,723	£12,229,695	£11,257,698	£11,255,415	£12,223,307
00% LAR, 40% CIR	40%	£11,161,595	£13,169,121	£17,865,471	£17,819,471	£17,819,471	£17,819,471	£17,819,471
00% LAR, 40% CIR	45%	£11,161,595	£12,624,461	£14,114,786	£14,114,786	£14,025,748	£13,899,588	£13,899,588
00% LAR, 40% CIR	50%	£19,693,119	£17,387,395	£29,634,233	£28,738,029	£28,738,029	£28,738,029	£28,738,029

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£42,031,686	£29,367,318	£27,369,462	£27,253,596	£26,963,935	£25,226,965	£24,260,426
00% LAR, 40% CIR	5%	£10,642,553	£46,778,104	£44,760,305	£44,776,781	£44,776,781	£42,038,811	£41,071,222
00% LAR, 40% CIR	10%	£53,338,574	£41,169,850	£39,178,812	£39,063,395	£38,774,852	£37,043,598	£36,081,789
00% LAR, 40% CIR	15%	£47,217,802	£35,546,132	£33,561,103	£33,444,090	£33,160,889	£31,435,523	£30,477,154
00% LAR, 40% CIR	20%	£41,085,442	£29,609,838	£27,593,319	£27,532,127	£26,812,730	£24,857,730	£24,087,769
00% LAR, 40% CIR	25%	£34,940,516	£24,260,184	£22,289,591	£22,175,308	£21,889,601	£20,175,356	£19,222,967
00% LAR, 40% CIR	30%	£28,782,650	£18,699,332	£16,632,052	£16,633,147	£16,633,147	£14,923,543	£14,923,543
00% LAR, 40% CIR	35%	£22,612,566	£12,921,380	£10,960,844	£10,847,148	£10,562,901	£8,855,262	£7,893,351
00% LAR, 40% CIR	40%	£16,429,789	£7,232,464	£5,276,053	£5,276,053	£5,276,053	£3,445,432	£2,185,539
00% LAR, 40% CIR	45%	£10,234,843	£1,530,714	£4,651,625	£4,651,625	£4,651,625	£2,878,960	£4,651,625
00% LAR, 40% CIR	50%	£4,027,251	£4,027,251	£6,352,117	£6,352,117	£6,352,117	£6,352,117	£6,352,117

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£10,642,553	£46,778,104	£44,760,305	£44,776,781	£44,776,781	£42,038,811	£41,071,222
00% LAR, 40% CIR	5%	£53,338,574	£41,169,850	£39,178,812	£39,063,395	£38,774,852	£37,043,598	£36,081,789
00% LAR, 40% CIR	10%	£47,217,802	£35,546,132	£33,561,103	£33,444,090	£33,160,889	£31,435,523	£30,477,154
00% LAR, 40% CIR	15%	£41,085,442	£29,609,838	£27,593,319	£27,532,127	£26,812,730	£24,857,730	£24,087,769
00% LAR, 40% CIR	20%	£34,940,516	£24,260,184	£22,289,591	£22,175,308	£21,889,601	£20,175,356	£19,222,967
00% LAR, 40% CIR	25%	£28,782,650	£18,699,332	£16,632,052	£16,633,147	£16,633,147	£14,923,543	£14,923,543
00% LAR, 40% CIR	30%	£22,612,566	£12,921,380	£10,960,844	£10,847,148	£10,562,901	£8,855,262	£7,893,351
00% LAR, 40% CIR	35%	£16,429,789	£7,232,464	£5,276,053	£5,276,053	£5,276,053	£3,445,432	£2,185,539
00% LAR, 40% CIR	40%	£10,234,843	£1,530,714	£4,651,625	£4,651,625	£4,651,625	£2,878,960	£4,651,625
00% LAR, 40% CIR	45%	£4,027,251	£4,027,251	£6,352,117	£6,352,117	£6,352,117	£6,352,117	£6,352,117
00% LAR, 40% CIR	50%	£16,356,264	£3,670,948	£11,847,848	£12,062,538	£12,349,225	£14,068,972	£12,623,369

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£80,023,802	£87,359,433	£95,361,577	£95,245,712	£84,956,050	£83,218,080	£82,252,541
00% LAR, 40% CIR	5%	£73,817,843	£81,750,220	£89,765,081	£89,644,684	£79,356,121	£77,624,867	£76,663,055
00% LAR, 40% CIR	10%	£67,798,772	£76,127,402	£84,444,373	£84,029,368	£73,741,867	£71,016,793	£70,054,423
00% LAR, 40% CIR	15%	£61,666,711	£69,491,107	£76,514,588	£76,399,961	£66,113,366	£63,380,399	£62,418,778
00% LAR, 40% CIR	20%	£55,521,785	£64,441,484	£72,870,860	£72,756,377	£62,470,879	£60,736,825	£59,784,267
00% LAR, 40% CIR	25%	£49,384,719	£58,176,601	£67,113,324	£67,000,351	£56,714,417	£54,980,417	£54,028,817
00% LAR, 40% CIR	30%	£43,193,835	£52,002,640	£61,542,113	£61,428,416	£51,142,171	£49,408,361	£48,456,020
00% LAR, 40% CIR	35%	£37,011,059	£47,813,733	£55,867,362	£55,744,475	£45,454,507	£43,720,701	£42,768,808
00% LAR, 40% CIR	40%	£30,815,813	£42,111,084	£50,014,844	£50,014,844	£40,014,844	£38,280,808	£37,328,445
00% LAR, 40% CIR	45%	£24,608,520	£36,367,854	£44,388,152	£44,373,355	£34,388,366	£32,654,427	£31,702,784
00% LAR, 40% CIR	50%	£18,389,098	£30,610,321	£8,633,321	£8,618,671	£8,232,947	£8,512,288	£8,596,881

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Plots		Value Area	Zone A - Zone 1 and Eastern Central Zone	
No Units	575	Sales value inflation	Base	
Site Area	2.88 Ha	Build cost inflation	Base	
Residual land values:		Tenure	LAR, CIR	
Tenure	% AH			
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 60% CIR	0%	£201,648,878	£172,303,956	£187,500,856
60% LAR, 60% CIR	5%	£188,960,987	£169,785,822	£184,988,422
60% LAR, 60% CIR	10%	£174,424,691	£147,201,244	£142,814,568
60% LAR, 60% CIR	15%	£160,742,946	£134,569,494	£129,785,036
60% LAR, 60% CIR	20%	£147,515,309	£121,486,520	£117,103,865
60% LAR, 60% CIR	25%	£133,242,235	£108,164,784	£104,408,492
60% LAR, 60% CIR	30%	£119,434,182	£94,392,783	£91,688,432
60% LAR, 60% CIR	35%	£105,561,804	£83,574,858	£79,246,723
60% LAR, 60% CIR	40%	£93,653,176	£70,965,867	£66,525,174
60% LAR, 60% CIR	45%	£77,526,474	£57,711,145	£53,355,241
60% LAR, 60% CIR	50%	£63,579,222	£44,691,575	£40,344,607
				£39,930,657
				£38,894,097

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, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent
60% LAR, 60% CIR	0%	£37,288,568	£7,894,208
60% LAR, 60% CIR	5%	£23,650,337	£4,854,448
60% LAR, 60% CIR	10%	£10,014,941	£17,208,505
60% LAR, 60% CIR	15%	£119,697,109	£133,539,031
60% LAR, 60% CIR	20%	£144,965,408	£146,171,361
60% LAR, 60% CIR	25%	£131,767,515	£139,850,355
60% LAR, 60% CIR	30%	£144,965,408	£146,171,361
60% LAR, 60% CIR	35%	£161,316,503	£164,348,092
60% LAR, 60% CIR	40%	£168,110,607	£170,454,817
60% LAR, 60% CIR	45%	£203,134,401	£223,029,735
60% LAR, 60% CIR	50%	£217,181,633	£226,056,506

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

		£97,186,000	
Tenure	% AH		
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent
60% LAR, 60% CIR	0%	£37,288,568	£7,894,208
60% LAR, 60% CIR	5%	£23,650,337	£4,854,448
60% LAR, 60% CIR	10%	£10,014,941	£17,208,505
60% LAR, 60% CIR	15%	£119,697,109	£133,539,031
60% LAR, 60% CIR	20%	£144,965,408	£146,171,361
60% LAR, 60% CIR	25%	£131,767,515	£139,850,355
60% LAR, 60% CIR	30%	£144,965,408	£146,171,361
60% LAR, 60% CIR	35%	£161,316,503	£164,348,092
60% LAR, 60% CIR	40%	£168,110,607	£170,454,817
60% LAR, 60% CIR	45%	£203,134,401	£223,029,735
60% LAR, 60% CIR	50%	£217,181,633	£226,056,506

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

		£40,425,000	
Tenure	% AH		
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent
60% LAR, 60% CIR	0%	£37,288,568	£7,894,208
60% LAR, 60% CIR	5%	£23,650,337	£4,854,448
60% LAR, 60% CIR	10%	£10,014,941	£17,208,505
60% LAR, 60% CIR	15%	£119,697,109	£133,539,031
60% LAR, 60% CIR	20%	£144,965,408	£146,171,361
60% LAR, 60% CIR	25%	£131,767,515	£139,850,355
60% LAR, 60% CIR	30%	£144,965,408	£146,171,361
60% LAR, 60% CIR	35%	£161,316,503	£164,348,092
60% LAR, 60% CIR	40%	£168,110,607	£170,454,817
60% LAR, 60% CIR	45%	£203,134,401	£223,029,735
60% LAR, 60% CIR	50%	£217,181,633	£226,056,506

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

		£20,601,000	
Tenure	% AH		
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent
60% LAR, 60% CIR	0%	£10,240,000	£113,076,081
60% LAR, 60% CIR	5%	£115,196,816	£100,557,427
60% LAR, 60% CIR	10%	£10,240,000	£113,076,081
60% LAR, 60% CIR	15%	£10,240,000	£113,076,081
60% LAR, 60% CIR	20%	£10,240,000	£113,076,081
60% LAR, 60% CIR	25%	£10,240,000	£113,076,081
60% LAR, 60% CIR	30%	£10,240,000	£113,076,081
60% LAR, 60% CIR	35%	£10,240,000	£113,076,081
60% LAR, 60% CIR	40%	£10,240,000	£113,076,081
60% LAR, 60% CIR	45%	£10,240,000	£113,076,081
60% LAR, 60% CIR	50%	£10,240,000	£113,076,081

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone A - Kings Cross Lower	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base LAR, CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
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LB Camden
Local Plan Viability Testing 2025

Res 16 - 575 Flats		Value Area		Zone A - Kings Cross Higher	
No Units		575		Sales value inflation	
Site Area		2.88 Ha		Build cost inflation	
Residual land values:		Tenure		Base	
				LAR, CIR	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
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				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy	

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone A - Lower Central Zone					
No Units	575	Sales value inflation		Base					
Site Area	2.88 Ha	Build cost inflation		Base					
Residual land values:		Tenure		LAR - CIR					
		Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH								
60% LAR - 40% CIR	5%	£259,823,235	£238,534,593	£234,154,190	£233,740,760	£432,107,186	£229,505,742	£221,090,495	
60% LAR - 40% CIR	10%	£221,116,380	£201,330,580	£193,969,294	£197,948,599	£216,919,532	£210,422,198	£207,110,620	
60% LAR - 40% CIR	15%	£202,517,340	£186,626,805	£186,216,523	£185,194,716	£179,081,480	£175,654,128	£171,505,329	
60% LAR - 40% CIR	20%	£185,539,001	£170,686,167	£170,276,553	£169,250,518	£163,145,310	£159,748,527	£155,348,729	
60% LAR - 40% CIR	25%	£163,722,399	£154,689,805	£154,280,438	£153,276,271	£147,158,072	£143,739,964	£139,340,166	
60% LAR - 40% CIR	30%	£142,980,541	£138,665,671	£138,257,534	£137,242,680	£131,079,633	£127,678,157	£123,278,679	
60% LAR - 40% CIR	35%	£128,845,552	£124,519,975	£124,111,754	£123,091,200	£116,867,877	£113,568,031	£110,268,185	
60% LAR - 40% CIR	40%	£108,336,975	£104,016,070	£103,608,345	£102,588,345	£96,399,369	£93,004,197	£89,609,025	
60% LAR - 40% CIR	45%	£94,417,324	£90,107,285	£89,700,489	£88,683,624	£82,582,434	£79,192,383	£75,802,332	
60% LAR - 40% CIR	50%	£78,136,367	£73,832,156	£73,425,973	£72,410,513	£66,268,709	£62,850,220	£59,437,729	
Residual Land values compared to benchmark land values									
Higher Value Secondary Offices						£97,649,000			
		Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH								
60% LAR - 40% CIR	5%	£28,823,750	£28,617,525	£28,389,811	£28,370,399	£28,381,843	£28,098,877	£27,432,251	
60% LAR - 40% CIR	10%	£24,862,880	£24,454,832	£24,240,580	£24,221,065	£24,232,518	£23,949,599	£23,666,680	
60% LAR - 40% CIR	15%	£21,414,614	£20,912,120	£20,411,070	£20,404,109	£20,404,109	£20,018,398	£19,506,127	
60% LAR - 40% CIR	20%	£18,893,399	£18,193,730	£17,694,708	£17,682,329	£17,682,329	£17,199,595	£16,699,348	
60% LAR - 40% CIR	25%	£16,551,066	£15,666,430	£15,176,170	£15,164,430	£15,164,430	£14,681,863	£14,188,603	
60% LAR - 40% CIR	30%	£14,201,814	£13,177,343	£12,684,204	£12,684,204	£12,684,204	£12,199,524	£11,699,718	
60% LAR - 40% CIR	35%	£12,459,175	£11,248,675	£10,759,275	£10,759,275	£10,759,275	£10,274,675	£9,779,449	
60% LAR - 40% CIR	40%	£10,740,784	£9,713,087	£9,184,408	£9,184,408	£9,184,408	£8,699,516	£8,199,574	
60% LAR - 40% CIR	45%	£9,167,354	£8,166,333	£7,635,644	£7,635,644	£7,635,644	£7,150,251	£6,654,999	
60% LAR - 40% CIR	50%	£7,616,136	£6,664,058	£6,129,719	£6,129,719	£6,129,719	£5,644,392	£5,149,666	
Residual Land values compared to benchmark land values						£97,186,000			
Medium Value Secondary Offices						£48,425,000			
		Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH								
60% LAR - 40% CIR	5%	£19,413,485	£19,124,843	£18,744,440	£18,733,930	£18,749,436	£18,466,992	£18,080,745	
60% LAR - 40% CIR	10%	£17,454,075	£16,913,860	£16,373,544	£16,363,759	£16,379,782	£16,097,448	£15,710,872	
60% LAR - 40% CIR	15%	£15,528,245	£14,854,832	£14,270,580	£14,260,716	£14,276,749	£13,994,441	£13,607,575	
60% LAR - 40% CIR	20%	£13,551,447	£12,548,430	£11,964,430	£11,954,566	£11,964,566	£11,682,222	£11,299,575	
60% LAR - 40% CIR	25%	£11,512,049	£10,566,430	£9,982,430	£9,972,566	£9,982,566	£9,699,222	£9,316,575	
60% LAR - 40% CIR	30%	£9,469,175	£8,466,430	£7,882,430	£7,872,566	£7,882,566	£7,599,222	£7,216,575	
60% LAR - 40% CIR	35%	£7,426,175	£6,423,430	£5,839,430	£5,829,566	£5,839,566	£5,556,222	£5,173,575	
60% LAR - 40% CIR	40%	£5,383,175	£4,380,430	£3,797,430	£3,787,566	£3,797,566	£3,514,222	£3,131,575	
60% LAR - 40% CIR	45%	£3,340,175	£2,337,430	£1,754,430	£1,744,566	£1,754,566	£1,471,222	£1,088,575	
60% LAR - 40% CIR	50%	£1,297,175	£28,273,387	£28,273,387	£28,273,387	£28,273,387	£28,273,387	£28,273,387	
Residual Land values compared to benchmark land values						£48,425,000			
Lower Value Secondary Offices / Community Space						£48,425,000			
		Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH								
60% LAR - 40% CIR	5%	£19,413,485	£19,124,843	£18,744,440	£18,733,930	£18,749,436	£18,466,992	£18,080,745	
60% LAR - 40% CIR	10%	£17,454,075	£16,913,860	£16,373,544	£16,363,759	£16,379,782	£16,097,448	£15,710,872	
60% LAR - 40% CIR	15%	£15,528,245	£14,854,832	£14,270,580	£14,260,716	£14,276,749	£13,994,441	£13,607,575	
60% LAR - 40% CIR	20%	£13,551,447	£12,548,430	£11,964,430	£11,954,566	£11,964,566	£11,682,222	£11,299,575	
60% LAR - 40% CIR	25%	£11,512,049	£10,566,430	£9,982,430	£9,972,566	£9,982,566	£9,699,222	£9,316,575	
60% LAR - 40% CIR	30%	£9,469,175	£8,466,430	£7,882,430	£7,872,566	£7,882,566	£7,599,222	£7,216,575	
60% LAR - 40% CIR	35%	£7,426,175	£6,423,430	£5,839,430	£5,829,566	£5,839,566	£5,556,222	£5,173,575	
60% LAR - 40% CIR	40%	£5,383,175	£4,380,430	£3,797,430	£3,787,566	£3,797,566	£3,514,222	£3,131,575	
60% LAR - 40% CIR	45%	£3,340,175	£2,337,430	£1,754,430	£1,744,566	£1,754,566	£1,471,222	£1,088,575	
60% LAR - 40% CIR	50%	£1,297,175	£28,273,387	£28,273,387	£28,273,387	£28,273,387	£28,273,387	£28,273,387	
Residual Land values compared to benchmark land values						£48,425,000			
Secondary Industrial/Storage/Distribution						£26,601,000			
		Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH								
60% LAR - 40% CIR	5%	£19,413,485	£19,124,843	£18,744,440	£18,733,930	£18,749,436	£18,466,992	£18,080,745	
60% LAR - 40% CIR	10%	£17,454,075	£16,913,860	£16,373,544	£16,363,759	£16,379,782	£16,097,448	£15,710,872	
60% LAR - 40% CIR	15%	£15,528,245	£14,854,832	£14,270,580	£14,260,716	£14,276,749	£13,994,441	£13,607,575	
60% LAR - 40% CIR	20%	£13,551,447	£12,548,430	£11,964,430	£11,954,566	£11,964,566	£11,682,222	£11,299,575	
60% LAR - 40% CIR	25%	£11,512,049	£10,566,430	£9,982,430	£9,972,566	£9,982,566	£9,699,222	£9,316,575	
60% LAR - 40% CIR	30%	£9,469,175	£8,466,430	£7,882,430	£7,872,566	£7,882,566	£7,599,222	£7,216,575	
60% LAR - 40% CIR	35%	£7,426,175	£6,423,430	£5,839,430	£5,829,566	£5,839,566	£5,556,222	£5,173,575	
60% LAR - 40% CIR	40%	£5,383,175	£4,380,430	£3,797,430	£3,787,566	£3,797,566	£3,514,222	£3,131,575	
60% LAR - 40% CIR	45%	£3,340,175	£2,337,430	£1,754,430	£1,744,566	£1,754,566	£1,471,222	£1,088,575	
60% LAR - 40% CIR	50%	£1,297,175	£28,273,387	£28,273,387	£28,273,387	£28,273,387	£28,273,387	£28,273,387	

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats			Value Area		Zone A - Medium Central Zone	
No Units		575	Sales value inflation		Base	
Site Area		2.88 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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
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			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
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			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
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LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone A - Higher Central Zone				
No Units	575	Sales value inflation		Base				
Site Area	2.88 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR - CIR				
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£391,890,692	£359,770,462	£355,426,087	£353,016,058	£353,980,885	£347,840,545	£344,427,634
60% LAR - 40% CIR	5%	£385,742,410	£337,928,952	£333,602,630	£333,184,118	£322,737,113	£320,447,079	£322,444,728
60% LAR - 40% CIR	10%	£345,617,707	£316,041,586	£311,730,297	£313,323,398	£310,308,150	£304,202,660	£300,768,879
60% LAR - 40% CIR	15%	£322,457,036	£294,106,607	£289,809,894	£289,404,374	£288,380,676	£282,270,889	£278,853,535
60% LAR - 40% CIR	20%	£289,750,850	£272,125,477	£267,824,433	£267,416,800	£266,387,785	£260,283,577	£256,885,755
60% LAR - 40% CIR	25%	£275,999,602	£250,072,890	£245,768,031	£245,359,563	£244,343,396	£238,248,381	£234,859,166
60% LAR - 40% CIR	30%	£262,703,144	£237,868,534	£233,560,481	£233,152,019	£232,135,851	£226,041,843	£222,701,160
60% LAR - 40% CIR	35%	£259,363,728	£235,794,759	£231,508,286	£231,103,742	£230,082,369	£224,024,402	£220,653,293
60% LAR - 40% CIR	40%	£255,588,058	£233,588,058	£229,300,858	£228,894,145	£227,868,156	£221,840,801	£218,474,073
60% LAR - 40% CIR	45%	£182,533,036	£161,336,888	£157,095,743	£156,682,671	£155,654,594	£149,608,590	£146,250,008
60% LAR - 40% CIR	50%	£159,062,716	£139,041,714	£134,776,393	£134,373,879	£133,367,695	£127,329,889	£123,955,527
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£111,999,911	£107,088,273	£107,088,273	£107,088,273	£107,088,273	£107,088,273	£107,088,273
60% LAR - 40% CIR	5%	£87,981,535	£57,188,817	£52,861,645	£52,453,343	£51,432,238	£45,308,204	£41,902,853
60% LAR - 40% CIR	10%	£84,876,832	£36,300,711	£30,989,422	£30,582,523	£29,562,276	£23,461,785	£20,044,004
60% LAR - 40% CIR	15%	£41,718,161	£13,365,726	£9,009,019	£8,601,496	£7,580,014	£1,430,014	£1,017,944
60% LAR - 40% CIR	20%	£1,559,875	£8,913,859	£12,819,442	£13,343,995	£20,437,298	£23,824,589	£23,824,589
60% LAR - 40% CIR	25%	£134,841,102	£107,116,081	£84,844,045	£84,434,844	£58,367,479	£48,484,434	£44,744,728
60% LAR - 40% CIR	30%	£28,131,131	£32,784,351	£37,083,384	£37,493,534	£58,499,236	£34,581,242	£37,009,713
60% LAR - 40% CIR	35%	£14,948,111	£10,116,144	£10,116,144	£10,116,144	£10,116,144	£10,116,144	£10,116,144
60% LAR - 40% CIR	40%	£174,500,267	£307,152,617	£101,413,016	£101,413,016	£109,844,119	£1,085,000,274	£1,121,854,884
60% LAR - 40% CIR	45%	£268,367,833	£119,403,587	£123,075,132	£124,078,242	£125,083,861	£111,131,445	£134,488,888
60% LAR - 40% CIR	50%	£102,678,158	£41,658,161	£46,968,482	£46,366,868	£147,073,286	£156,786,488	£156,786,488
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£227,380,942	£195,360,712	£191,016,337	£190,898,308	£189,981,235	£183,430,755	£180,013,884
60% LAR - 40% CIR	5%	£204,332,660	£173,519,842	£169,182,730	£168,364,368	£167,637,329	£158,233,637	£158,233,637
60% LAR - 40% CIR	10%	£181,267,597	£151,631,836	£147,320,547	£146,913,648	£145,886,400	£139,782,610	£136,378,129
60% LAR - 40% CIR	15%	£158,547,580	£129,596,857	£125,400,144	£124,984,654	£123,960,626	£117,861,139	£114,452,765
60% LAR - 40% CIR	20%	£134,841,102	£107,116,081	£103,416,685	£103,007,070	£101,988,026	£95,873,627	£92,471,045
60% LAR - 40% CIR	25%	£111,589,852	£85,863,140	£81,356,281	£80,949,813	£79,933,646	£73,836,641	£70,445,416
60% LAR - 40% CIR	30%	£88,263,884	£63,548,774	£59,250,731	£58,845,291	£57,831,689	£51,730,083	£48,371,412
60% LAR - 40% CIR	35%	£84,953,978	£41,385,009	£37,088,515	£36,683,382	£35,662,649	£29,614,652	£26,243,543
60% LAR - 40% CIR	40%	£41,012,269	£19,129,389	£17,424,079	£17,018,030	£16,007,026	£12,450,861	£10,049,969
60% LAR - 40% CIR	45%	£18,143,259	£3,072,862	£7,444,007	£7,447,079	£7,447,079	£14,800,630	£16,116,144
60% LAR - 40% CIR	50%	£28,827,858	£28,388,039	£28,833,367	£28,636,817	£27,078,691	£24,854,223	£24,854,223
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£275,393,136	£245,192,362	£238,218,587	£238,898,535	£237,783,485	£231,633,545	£228,218,132
60% LAR - 40% CIR	5%	£252,524,910	£221,722,192	£217,389,620	£216,886,618	£215,965,613	£209,819,579	£206,439,228
60% LAR - 40% CIR	10%	£229,410,207	£199,834,086	£195,522,727	£195,113,888	£194,088,650	£187,955,163	£184,581,370
60% LAR - 40% CIR	15%	£206,249,536	£177,899,107	£173,602,384	£173,196,874	£172,183,076	£166,063,389	£162,658,055
60% LAR - 40% CIR	20%	£183,543,350	£155,817,717	£151,616,933	£151,209,380	£150,186,285	£144,076,077	£140,679,295
60% LAR - 40% CIR	25%	£169,792,102	£133,865,360	£129,568,551	£129,160,693	£128,138,698	£122,028,691	£118,651,686
60% LAR - 40% CIR	30%	£136,496,244	£111,748,024	£107,047,813	£106,643,591	£105,623,333	£99,513,662	£96,072,862
60% LAR - 40% CIR	35%	£113,156,228	£89,567,259	£85,300,765	£84,896,232	£83,864,869	£77,756,862	£74,445,795
60% LAR - 40% CIR	40%	£89,772,508	£67,380,558	£63,102,359	£62,698,615	£61,689,258	£55,633,101	£52,268,571
60% LAR - 40% CIR	45%	£66,345,036	£45,129,389	£40,858,243	£40,455,171	£39,447,694	£33,407,430	£30,049,969
60% LAR - 40% CIR	50%	£42,855,216	£22,834,214	£18,568,893	£18,166,379	£17,160,095	£11,122,389	£7,748,027
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£332,372,817	£298,458,589	£298,218,272	£298,188,136	£298,163,110	£288,612,810	£285,166,160
60% LAR - 40% CIR	5%	£309,524,535	£276,701,817	£274,374,645	£274,349,445	£274,324,245	£264,819,004	£261,415,853
60% LAR - 40% CIR	10%	£286,389,832	£256,613,711	£252,502,422	£252,477,222	£252,452,022	£244,674,785	£241,261,004
60% LAR - 40% CIR	15%	£263,255,129	£234,878,726	£230,565,019	£230,540,819	£230,515,619	£222,043,014	£218,630,660
60% LAR - 40% CIR	20%	£240,122,375	£212,897,342	£208,583,558	£208,558,358	£208,533,158	£201,055,702	£197,654,502
60% LAR - 40% CIR	25%	£216,771,727	£190,845,015	£186,531,186	£186,505,986	£186,480,786	£178,018,116	£174,616,916
60% LAR - 40% CIR	30%	£193,475,369	£168,728,649	£164,420,606	£164,395,406	£164,370,206	£155,907,650	£152,506,450
60% LAR - 40% CIR	35%	£170,180,853	£146,586,884	£142,280,380	£142,255,180	£142,229,980	£134,766,527	£131,365,327
60% LAR - 40% CIR	40%	£146,752,133	£124,360,183	£120,051,884	£120,026,684	£119,999,484	£112,537,028	£109,135,828
60% LAR - 40% CIR	45%	£123,325,161	£102,108,013	£97,837,868	£97,812,668	£97,787,468	£90,325,012	£86,923,812
60% LAR - 40% CIR	50%	£98,844,841	£79,813,839	£75,544,518	£75,519,318	£75,494,118	£68,031,662	£64,629,462

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone B - E900 pcf	
No Units		575		Sales value inflation	
Site Area		2.88 Ha		Build cost inflation	
Residual land values:		Tenure		Base	
				Base	
				LAR - CIR	

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone B - £950 pcf					
No Units	575	Sales value inflation		Base					
Site Area	2.88 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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon					
Tenure	%AH	£53,816,963	£25,733,373	£21,169,139	£29,738,360	£18,061,411	£13,189,713	£9,974,416	
60% LAR - 40% CIR	5%	£47,555,981	£20,402,078	£15,855,919	£15,428,850	£14,364,174	£7,817,380	£4,251,917	
60% LAR - 40% CIR	10%	£41,248,516	£15,021,053	£10,485,882	£10,053,127	£8,971,240	£2,479,921	£1,143,553	
60% LAR - 40% CIR	15%	£34,855,831	£9,583,447	£5,013,711	£4,582,424	£3,504,206	£3,010,341	£8,688,751	
60% LAR - 40% CIR	20%	£28,410,163	£4,946,415	£516,886	£353,478	£2,044,749	£8,847,896	£12,333,085	
60% LAR - 40% CIR	25%	£21,917,693	£1,562,975	£8,199,885	£8,640,858	£7,743,289	£14,357,876	£18,061,359	
60% LAR - 40% CIR	30%	£15,365,677	£7,323,233	£1,584,972	£1,453,878	£3,523,878	£20,193,128	£21,949,260	
60% LAR - 40% CIR	35%	£8,721,850	£13,168,306	£17,866,814	£18,311,754	£18,424,105	£26,136,038	£29,897,822	
60% LAR - 40% CIR	40%	£2,021,444	£19,138,551	£25,070,752	£25,127,659	£25,205,656	£32,486,130	£35,867,130	
60% LAR - 40% CIR	45%	£4,863,047	£25,241,582	£30,007,717	£30,457,499	£31,581,566	£38,528,693	£42,078,860	
60% LAR - 40% CIR	50%	£11,896,927	£31,435,490	£36,195,116	£36,644,276	£37,767,179	£44,504,588	£48,247,594	
Residual Land values compared to benchmark land values Higher Value Secondary Offices		£97,649,000							
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Tenure	%AH	£23,186,334	£26,334,787	£24,884,606	£26,114,025	£26,386,701	£27,486,595	£28,489,204	£29,491,813
60% LAR - 40% CIR	5%	£22,944,309	£26,719,522	£25,254,988	£27,719,635	£27,769,635	£27,869,635	£28,869,635	£29,872,244
60% LAR - 40% CIR	10%	£22,699,104	£27,104,257	£24,314,424	£27,104,257	£27,104,257	£27,104,257	£28,104,257	£29,106,866
60% LAR - 40% CIR	15%	£22,453,712	£27,488,992	£23,373,841	£27,488,992	£27,488,992	£27,488,992	£28,488,992	£29,491,605
60% LAR - 40% CIR	20%	£22,208,320	£27,873,727	£22,433,259	£27,873,727	£27,873,727	£27,873,727	£28,873,727	£29,878,336
60% LAR - 40% CIR	25%	£21,962,928	£28,258,462	£21,492,678	£28,258,462	£28,258,462	£28,258,462	£29,258,462	£30,263,045
60% LAR - 40% CIR	30%	£21,717,536	£28,643,197	£20,552,096	£28,643,197	£28,643,197	£28,643,197	£29,643,197	£30,647,854
60% LAR - 40% CIR	35%	£21,472,144	£29,027,932	£19,611,514	£29,027,932	£29,027,932	£29,027,932	£30,027,932	£31,032,663
60% LAR - 40% CIR	40%	£21,226,752	£29,412,667	£18,670,932	£29,412,667	£29,412,667	£29,412,667	£30,412,667	£31,417,472
60% LAR - 40% CIR	45%	£20,981,360	£29,797,402	£17,730,350	£29,797,402	£29,797,402	£29,797,402	£30,797,402	£31,792,281
Residual Land values compared to benchmark land values Medium Value Secondary Offices		£57,186,000							
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Tenure	%AH	£19,592,787	£18,678,377	£14,249,811	£14,879,360	£14,748,339	£19,210,637	£19,439,334	£19,668,041
60% LAR - 40% CIR	5%	£18,869,106	£18,003,872	£13,525,831	£14,186,860	£13,995,376	£18,538,472	£18,767,169	£18,995,876
60% LAR - 40% CIR	10%	£18,145,425	£17,329,372	£12,801,301	£13,462,359	£13,270,875	£17,817,969	£18,046,666	£18,275,373
60% LAR - 40% CIR	15%	£17,421,744	£16,654,873	£12,076,771	£12,737,848	£12,546,364	£17,093,463	£17,322,160	£17,550,867
60% LAR - 40% CIR	20%	£16,698,063	£15,980,374	£11,352,241	£12,013,327	£11,821,843	£16,368,962	£16,597,659	£16,826,366
60% LAR - 40% CIR	25%	£15,974,382	£15,305,875	£10,627,711	£11,288,806	£11,097,319	£15,644,461	£15,873,158	£16,101,865
60% LAR - 40% CIR	30%	£15,250,701	£14,631,376	£9,903,181	£10,564,285	£10,372,798	£14,919,960	£15,148,657	£15,377,364
60% LAR - 40% CIR	35%	£14,527,020	£13,956,877	£9,178,651	£9,839,754	£9,648,267	£14,195,459	£14,423,156	£14,650,863
60% LAR - 40% CIR	40%	£13,803,339	£13,282,378	£8,454,121	£9,115,224	£8,923,737	£13,470,958	£13,697,655	£13,924,362
60% LAR - 40% CIR	45%	£13,079,658	£12,607,879	£7,729,591	£8,390,693	£8,200,250	£12,746,457	£12,973,154	£13,200,861
60% LAR - 40% CIR	50%	£12,355,977	£11,933,380	£7,005,061	£7,666,164	£7,475,721	£12,021,956	£12,248,652	£12,475,359
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space		£49,425,000							
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Tenure	%AH	£12,360,222	£13,255,787	£10,317,581	£11,337,625	£11,146,140	£14,875,701	£15,084,258	£15,292,815
60% LAR - 40% CIR	5%	£11,636,541	£12,581,288	£9,593,081	£10,613,120	£10,421,635	£14,151,200	£14,359,757	£14,567,314
60% LAR - 40% CIR	10%	£10,912,860	£11,906,789	£8,868,581	£9,888,600	£9,697,115	£13,426,241	£13,634,798	£13,842,355
60% LAR - 40% CIR	15%	£10,189,179	£11,232,290	£8,144,081	£9,164,080	£8,972,600	£12,701,282	£12,909,839	£13,117,396
60% LAR - 40% CIR	20%	£9,465,498	£10,557,791	£7,419,581	£8,439,580	£8,248,095	£11,976,323	£12,184,840	£12,392,397
60% LAR - 40% CIR	25%	£8,741,817	£9,883,292	£6,695,081	£7,715,080	£7,523,595	£11,251,364	£11,459,881	£11,667,438
60% LAR - 40% CIR	30%	£8,018,136	£9,208,793	£5,970,581	£7,000,580	£6,809,100	£10,526,405	£10,734,922	£10,942,479
60% LAR - 40% CIR	35%	£7,294,455	£8,534,294	£5,246,081	£6,276,080	£6,084,600	£9,801,446	£10,009,963	£10,217,520
60% LAR - 40% CIR	40%	£6,570,774	£7,859,795	£4,521,581	£5,551,580	£5,360,100	£9,076,487	£9,284,004	£9,491,521
60% LAR - 40% CIR	45%	£5,847,093	£7,185,296	£3,797,081	£4,827,080	£4,635,600	£8,351,528	£8,559,045	£8,766,562
60% LAR - 40% CIR	50%	£5,123,412	£6,510,797	£3,072,581	£4,102,580	£3,911,100	£7,626,569	£7,834,086	£8,041,603
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution		£26,601,000							
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Tenure	%AH	£4,424,260	£4,849,467	£3,908,736	£4,199,443	£4,100,658	£5,299,225	£5,400,034	£5,500,843
60% LAR - 40% CIR	5%	£4,182,235	£4,607,692	£3,666,701	£3,957,308	£3,858,523	£4,957,090	£5,057,900	£5,158,709
60% LAR - 40% CIR	10%	£3,940,210	£4,365,193	£3,424,676	£3,715,283	£3,616,498	£4,715,657	£4,816,467	£4,917,276
60% LAR - 40% CIR	15%	£3,698,185	£4,123,174	£3,182,651	£3,473,258	£3,374,473	£4,475,216	£4,576,026	£4,676,835
60% LAR - 40% CIR	20%	£3,456,160	£3,881,155	£2,940,626	£3,231,265	£3,132,480	£4,233,191	£4,333,999	£4,434,808
60% LAR - 40% CIR	25%	£3,214,135	£3,639,136	£2,698,601	£2,989,272	£2,890,487	£4,000,166	£4,100,974	£4,201,783
60% LAR - 40% CIR	30%	£2,972,110	£3,397,117	£2,456,576	£2,747,183	£2,648,398	£3,767,141	£3,867,949	£3,968,758
60% LAR - 40% CIR	35%	£2,730,085	£3,155,098	£2,214,551	£2,505,194	£2,406,409	£3,534,116	£3,634,924	£3,735,733
60% LAR - 40% CIR	40%	£2,488,060	£2,913,079	£1,972,526	£2,262,795	£2,163,610	£3,301,091	£3,401,899	£3,502,708
60% LAR - 40% CIR	45%	£2,246,035	£2,671,060	£1,730,501	£2,021,384	£1,922,199	£3,068,066	£3,168,874	£3,269,683
60% LAR - 40% CIR	50%	£2,004,010	£2,429,041	£1,488,476	£1,779,063	£1,679,878	£2,835,041	£2,935,849	£2,935,849

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone B - £1,000 psf	
No Units		575		Sales value inflation	
Site Area		2.88 Ha		Build cost inflation	
Residual land values:		Tenure		Base	
				LAR, CIR	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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				Base Build Costs, Access Prt M4	

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone B - £1,000 psf	
No Units		575		Sales value inflation	
Site Area		2.88 Ha		Build cost inflation	
Residual land values:		Tenure		Base LAR - CIR	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone B - £1,100 paf					
No Units	575	Sales value inflation	Base					
Site Area	2.88 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR, CIR					
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£87,790,427	£59,601,789	£55,089,893	£44,863,725	£53,599,063	£47,211,026	£43,062,122
60% LAR - 40% CIR	5%	£79,844,033	£52,921,895	£48,127,528	£47,703,349	£48,442,863	£40,280,235	£36,124,453
60% LAR - 40% CIR	10%	£71,890,376	£45,592,758	£41,114,926	£40,692,309	£39,635,765	£33,296,501	£29,753,608
60% LAR - 40% CIR	15%	£63,839,282	£38,514,976	£34,052,284	£33,631,099	£32,578,138	£26,220,507	£22,676,159
60% LAR - 40% CIR	20%	£55,733,314	£31,388,992	£26,926,810	£26,505,089	£25,443,290	£19,072,489	£15,533,156
60% LAR - 40% CIR	25%	£47,581,040	£24,195,320	£19,707,717	£19,284,182	£18,225,379	£11,872,505	£8,330,350
60% LAR - 40% CIR	30%	£39,382,025	£16,912,833	£12,504,442	£12,081,045	£10,967,898	£4,572,505	£1,008,729
60% LAR - 40% CIR	35%	£31,121,521	£9,583,041	£5,084,262	£4,657,563	£3,590,814	£2,862,248	£0,480,445
60% LAR - 40% CIR	40%	£22,773,978	£2,148,299	£2,400,442	£2,836,897	£3,313,719	£14,120,180	£14,120,180
60% LAR - 40% CIR	45%	£14,381,511	£5,445,601	£10,079,329	£10,516,617	£11,039,637	£18,217,043	£21,911,478
60% LAR - 40% CIR	50%	£5,867,536	£13,213,485	£17,897,902	£18,340,621	£19,447,419	£26,150,186	£29,893,192
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£20,876,842	£23,111,050	£22,813,347	£23,037,326	£23,097,972	£24,460,650	£24,899,472
60% LAR - 40% CIR	10%	£20,802,449	£20,548,117	£20,625,949	£20,648,598	£20,618,110	£20,744,374	£20,687,267
60% LAR - 40% CIR	15%	£19,801,160	£14,424,486	£14,686,981	£14,718,724	£14,702,172	£14,524,368	£14,619,716
60% LAR - 40% CIR	20%	£20,507,561	£19,301,893	£19,811,099	£19,843,398	£19,827,345	£20,168,398	£20,820,719
60% LAR - 40% CIR	25%	£19,506,163	£14,196,363	£14,603,184	£14,635,184	£14,619,419	£14,441,238	£14,413,458
60% LAR - 40% CIR	30%	£21,351,390	£20,523,042	£20,304,374	£20,278,399	£20,278,399	£21,189,350	£21,732,139
60% LAR - 40% CIR	35%	£24,919,129	£27,111,424	£27,111,424	£27,111,424	£27,111,424	£26,938,473	£27,068,473
60% LAR - 40% CIR	40%	£22,068,897	£17,582,619	£18,511,817	£18,511,817	£18,511,817	£20,211,065	£20,641,311
60% LAR - 40% CIR	45%	£20,353,364	£20,186,476	£20,826,254	£20,827,492	£20,827,492	£22,502,712	£22,832,353
60% LAR - 40% CIR	50%	£17,673,438	£20,654,360	£20,638,777	£20,618,498	£20,618,498	£22,691,087	£22,691,087
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£76,815,293	£104,807,861	£109,329,197	£109,748,025	£110,810,897	£117,198,724	£129,747,628
60% LAR - 40% CIR	10%	£68,545,517	£71,331,655	£71,331,655	£71,331,655	£71,331,655	£71,331,655	£71,331,655
60% LAR - 40% CIR	15%	£62,518,374	£118,816,992	£123,284,824	£123,717,441	£124,773,985	£131,113,249	£134,698,122
60% LAR - 40% CIR	20%	£100,279,489	£126,884,774	£126,884,774	£126,884,774	£126,884,774	£126,884,774	£126,884,774
60% LAR - 40% CIR	25%	£108,976,438	£113,025,728	£117,475,940	£117,475,940	£118,996,406	£145,337,261	£148,676,524
60% LAR - 40% CIR	30%	£119,839,710	£140,214,749	£144,709,033	£144,709,033	£146,163,371	£159,537,245	£168,078,600
60% LAR - 40% CIR	35%	£125,006,925	£141,496,917	£141,496,917	£141,496,917	£141,496,917	£151,611,644	£161,401,238
60% LAR - 40% CIR	40%	£133,288,229	£134,829,709	£139,329,498	£139,329,498	£140,818,336	£187,262,298	£192,899,196
60% LAR - 40% CIR	45%	£141,619,472	£136,111,494	£139,318,182	£139,318,182	£140,818,336	£174,745,465	£178,134,965
60% LAR - 40% CIR	50%	£150,058,238	£169,857,367	£174,489,079	£174,489,079	£176,019,587	£152,450,793	£166,311,239
60% LAR - 40% CIR	55%	£168,682,212	£177,827,215	£186,797,859	£186,797,859	£188,887,899	£186,399,498	£196,399,498
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£49,425,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£26,941,467	£33,589,643	£39,079,972	£39,594,191	£39,964,367	£76,927,272	£79,492,997
60% LAR - 40% CIR	10%	£24,847,524	£31,614,102	£31,614,102	£31,614,102	£31,614,102	£76,927,272	£76,927,272
60% LAR - 40% CIR	15%	£32,384,218	£77,892,524	£82,195,216	£82,195,216	£83,623,362	£93,931,347	£98,149,652
60% LAR - 40% CIR	20%	£20,424,185	£34,818,558	£39,277,690	£39,277,690	£39,277,690	£76,927,272	£76,927,272
60% LAR - 40% CIR	25%	£38,665,819	£39,012,186	£39,012,186	£39,012,186	£39,012,186	£76,927,272	£76,927,272
60% LAR - 40% CIR	30%	£70,824,575	£39,294,697	£73,770,998	£73,770,998	£75,249,594	£111,634,675	£115,198,708
60% LAR - 40% CIR	35%	£36,665,819	£106,624,458	£111,123,238	£111,123,238	£112,616,688	£126,687,498	£130,687,498
60% LAR - 40% CIR	40%	£33,433,552	£114,059,244	£118,607,942	£118,607,942	£120,121,219	£128,677,690	£130,327,690
60% LAR - 40% CIR	45%	£101,339,998	£123,653,131	£22,908,629	£22,908,629	£107,813,317	£138,428,543	£138,428,543
60% LAR - 40% CIR	50%	£110,339,998	£119,420,385	£136,105,459	£136,105,459	£136,554,919	£145,357,688	£146,100,699
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£26,601,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£20,596,758	£27,914	£71,057,31	£71,057,31	£71,057,31	£71,057,31	£71,057,31
60% LAR - 40% CIR	10%	£12,662,001	£10,633,117	£18,112,649	£18,112,649	£18,112,649	£29,801,319	£29,801,319
60% LAR - 40% CIR	15%	£14,111,627	£20,712,096	£20,712,096	£20,712,096	£20,712,096	£31,600,368	£31,600,368
60% LAR - 40% CIR	20%	£13,949,961	£27,839,883	£27,290,995	£27,290,995	£27,290,995	£40,135,398	£40,135,398
60% LAR - 40% CIR	25%	£11,848,893	£24,039,685	£24,039,685	£24,039,685	£24,039,685	£47,195,075	£47,195,075
60% LAR - 40% CIR	30%	£18,844,590	£42,315,042	£46,761,374	£46,761,374	£47,213,539	£54,656,350	£55,215,191
60% LAR - 40% CIR	35%	£20,136,364	£49,644,234	£54,135,015	£54,135,015	£55,027,961	£62,580,423	£63,135,191
60% LAR - 40% CIR	40%	£16,453,867	£57,079,619	£61,624,311	£61,624,311	£62,580,423	£69,166,065	£69,714,214
60% LAR - 40% CIR	45%	£44,840,364	£64,673,476	£69,307,209	£69,307,209	£70,837,712	£77,444,918	£78,139,353
60% LAR - 40% CIR	50%	£53,363,395	£72,441,346	£77,126,777	£77,126,777	£78,656,244	£85,178,081	£85,821,081

LB Camden
Local Plan Viability Testing 2025

Res 16 - 575 Flats		Value Area	Zone B - £1,150 pcf					
No Units	575	Sales value inflation	Base					
Site Area	2.88 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR - CIR					
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£99,985,775	£70,781,093	£59,316,840	£65,995,497	£64,842,139	£56,477,836	£54,929,932
60% LAR - 40% CIR	5%	£90,975,585	£63,283,775	£58,930,998	£64,498,818	£67,348,372	£50,983,994	£47,448,873
60% LAR - 40% CIR	10%	£82,038,163	£55,732,887	£51,255,056	£50,832,438	£49,775,894	£43,436,630	£39,914,817
60% LAR - 40% CIR	15%	£73,453,970	£48,091,766	£43,629,073	£43,207,888	£42,154,927	£35,837,161	£32,327,290
60% LAR - 40% CIR	20%	£64,815,378	£40,402,439	£35,951,539	£35,533,661	£34,483,987	£29,178,976	£24,636,243
60% LAR - 40% CIR	25%	£56,085,473	£32,865,389	£28,228,949	£27,810,253	£26,762,337	£20,409,462	£16,880,087
60% LAR - 40% CIR	30%	£47,320,730	£24,880,951	£20,404,927	£20,991,872	£19,925,753	£13,588,902	£9,068,440
60% LAR - 40% CIR	35%	£38,518,610	£16,881,737	£12,515,355	£12,093,845	£11,040,089	£4,677,512	£1,121,683
60% LAR - 40% CIR	40%	£29,843,615	£8,935,960	£4,540,887	£4,121,679	£3,066,352	£3,362,484	£7,808,192
60% LAR - 40% CIR	45%	£20,676,954	£979,298	£3,579,685	£4,011,338	£5,090,450	£11,649,625	£15,260,663
60% LAR - 40% CIR	50%	£11,851,323	£7,286,616	£1,914,025	£12,350,708	£13,442,418	£20,071,120	£23,775,057
Residual Land values compared to benchmark land values Higher Value Secondary Offices								
£97,649,005								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£196,165,290	£217,487,100	£221,809,877	£222,334,937	£223,394,603	£225,757,181	£233,892,002
60% LAR - 40% CIR	10%	£168,702,712	£225,007,988	£228,488,818	£229,889,497	£230,969,981	£237,204,741	£243,898,008
60% LAR - 40% CIR	15%	£207,298,406	£224,041,108	£227,111,802	£237,102,867	£238,168,198	£244,903,714	£248,411,048
60% LAR - 40% CIR	20%	£213,920,499	£249,338,439	£248,787,336	£245,807,214	£248,296,998	£232,590,295	£238,117,838
60% LAR - 40% CIR	25%	£236,598,607	£242,407,149	£242,917,486	£242,917,486	£242,917,486	£242,917,486	£242,917,486
60% LAR - 40% CIR	30%	£233,411,145	£220,865,214	£230,338,548	£230,730,093	£231,815,142	£239,151,971	£237,872,439
60% LAR - 40% CIR	35%	£251,222,005	£251,222,005	£251,222,005	£251,222,005	£251,222,005	£251,222,005	£251,222,005
60% LAR - 40% CIR	40%	£201,098,360	£211,044,862	£216,103,889	£216,103,889	£216,103,889	£216,103,889	£216,103,889
60% LAR - 40% CIR	45%	£203,961,921	£279,781,599	£284,325,570	£284,752,214	£285,831,325	£292,390,500	£298,034,988
60% LAR - 40% CIR	50%	£205,095,452	£298,021,481	£299,690,890	£293,981,583	£294,163,295	£299,811,866	£298,164,897
Residual Land values compared to benchmark land values Medium Value Secondary Offices								
£57,186,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£85,343,975	£93,828,857	£99,092,910	£98,974,293	£99,987,811	£105,931,914	£109,480,816
60% LAR - 40% CIR	10%	£113,884,365	£101,025,875	£106,800,865	£107,963,732	£107,963,732	£111,458,055	£115,969,672
60% LAR - 40% CIR	15%	£82,371,587	£108,676,863	£113,154,684	£113,577,312	£114,833,896	£120,973,120	£124,484,933
60% LAR - 40% CIR	20%	£90,552,780	£116,917,984	£126,786,677	£127,801,862	£128,254,028	£138,572,589	£142,992,490
60% LAR - 40% CIR	25%	£96,598,607	£124,007,311	£135,456,211	£136,976,289	£139,025,783	£158,231,174	£159,970,507
60% LAR - 40% CIR	30%	£108,314,277	£131,744,361	£148,189,891	£148,289,497	£147,847,413	£144,000,289	£147,036,883
60% LAR - 40% CIR	35%	£117,000,000	£140,523,089	£164,004,623	£164,004,623	£164,004,623	£164,004,623	£164,004,623
60% LAR - 40% CIR	40%	£125,891,140	£147,428,013	£181,894,395	£182,315,995	£183,389,881	£159,732,238	£163,288,087
60% LAR - 40% CIR	45%	£124,103,465	£158,137,173	£198,895,898	£199,389,891	£199,389,891	£173,135,245	£173,135,245
60% LAR - 40% CIR	50%	£143,730,796	£163,434,464	£197,893,449	£198,421,094	£199,000,200	£175,059,373	£175,703,443
60% LAR - 40% CIR	55%	£182,288,427	£217,086,495	£216,324,778	£216,766,498	£217,689,189	£184,486,870	£184,486,870
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space								
£48,425,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£42,811,913	£52,803,723	£57,378,902	£57,895,682	£58,861,128	£65,222,898	£68,758,627
60% LAR - 40% CIR	10%	£54,959,837	£63,414,613	£68,953,444	£69,359,802	£69,411,606	£77,701,803	£81,264,953
60% LAR - 40% CIR	15%	£42,753,330	£68,115,734	£72,678,427	£72,999,619	£74,052,073	£80,370,339	£83,880,219
60% LAR - 40% CIR	20%	£51,492,124	£75,805,981	£80,575,981	£80,610,898	£81,723,583	£88,408,454	£91,999,453
60% LAR - 40% CIR	25%	£66,868,607	£89,407,111	£95,456,211	£95,456,211	£95,456,211	£95,456,211	£95,456,211
60% LAR - 40% CIR	30%	£69,877,770	£95,839,639	£95,839,639	£95,839,639	£95,839,639	£95,839,639	£95,839,639
60% LAR - 40% CIR	35%	£77,668,660	£99,225,763	£104,666,146	£104,113,665	£105,167,433	£111,528,988	£115,686,817
60% LAR - 40% CIR	40%	£86,963,585	£107,107,507	£111,669,614	£112,098,481	£113,151,148	£119,589,984	£123,215,620
60% LAR - 40% CIR	45%	£95,033,845	£113,028,214	£121,095,795	£121,095,795	£121,095,795	£137,827,025	£141,581,199
60% LAR - 40% CIR	50%	£104,598,197	£123,454,118	£128,151,659	£128,658,598	£129,649,918	£156,216,650	£159,882,829
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution								
£26,601,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£31,347,710	£17,559,218	£7,088,985	£5,067,922	£5,618,268	£1,971,000	£1,971,000
60% LAR - 40% CIR	10%	£22,919,288	£3,493,860	£4,967,871	£4,967,871	£4,967,871	£4,967,871	£4,967,871
60% LAR - 40% CIR	15%	£14,209,095	£11,136,109	£17,872,816	£18,493,497	£19,014,195	£19,014,195	£19,014,195
60% LAR - 40% CIR	20%	£5,587,501	£10,829,439	£23,274,336	£23,274,336	£23,743,969	£23,743,969	£23,743,969
60% LAR - 40% CIR	25%	£9,792,895	£28,465,495	£28,465,495	£28,465,495	£28,465,495	£28,465,495	£28,465,495
60% LAR - 40% CIR	30%	£11,888,145	£34,347,214	£38,821,949	£38,821,949	£39,352,024	£39,352,024	£39,352,024
60% LAR - 40% CIR	35%	£20,769,265	£32,246,135	£44,112,030	£44,112,030	£44,112,030	£44,112,030	£44,112,030
60% LAR - 40% CIR	40%	£35,848,860	£30,197,362	£45,640,980	£45,640,980	£45,640,980	£45,640,980	£45,640,980
60% LAR - 40% CIR	45%	£38,949,921	£38,248,589	£52,807,570	£53,298,214	£54,318,325	£70,877,500	£74,521,569
60% LAR - 40% CIR	50%	£47,305,352	£48,514,481	£71,141,800	£71,141,800	£72,002,263	£78,298,965	£83,072,832

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone B - £1,200 pcf	
No Units		575		Sales value inflation	
Site Area		2.88 Ha		Base	
Residual land values:				Base	
				LAR - CIR	

LB Camden
Local Plan Viability Testing 2025

Res 16 - 575 Flats

No Units	575
Site Area	2.88 Ha

Residual land values:

Value Area	Zone B - £1,250 pcf
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR, CIR

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£191,816,412	£93,123,181	£98,056,938	£88,237,595	£87,184,236	£80,864,082	£77,352,885
60% LAR, 40% CIR	10%	£111,998,590	£84,509,768	£80,962,193	£78,643,532	£78,583,343	£72,289,710	£68,851,003
60% LAR, 40% CIR	15%	£102,533,736	£75,845,703	£71,415,451	£70,997,324	£69,952,006	£63,680,098	£60,195,076
60% LAR, 40% CIR	20%	£82,622,011	£67,134,473	£62,719,197	£62,302,488	£61,260,714	£54,990,738	£51,480,867
60% LAR, 40% CIR	25%	£62,863,874	£58,375,951	£53,970,921	£53,558,304	£52,510,863	£46,242,987	£42,731,716
60% LAR, 40% CIR	30%	£73,060,087	£49,565,605	£45,129,165	£44,710,469	£43,663,727	£37,383,281	£33,786,732
60% LAR, 40% CIR	35%	£93,210,810	£40,854,828	£36,419,328	£36,001,691	£34,954,949	£28,675,008	£25,084,084
60% LAR, 40% CIR	40%	£53,276,963	£31,896,886	£27,281,423	£26,864,718	£25,822,868	£19,544,812	£16,002,229
60% LAR, 40% CIR	45%	£13,285,075	£22,899,354	£18,277,363	£17,859,698	£16,816,979	£10,544,068	£8,041,865
60% LAR, 40% CIR	50%	£33,249,541	£13,564,785	£9,694,408	£9,274,442	£8,231,643	£2,276,325	£2,268,191
60% LAR, 40% CIR	55%	£23,119,436	£4,371,402	£1,259,584	£560,632	£1,638,250	£8,138,973	£11,778,003

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£198,742,186	£196,252,107	£200,678,692	£201,098,393	£202,147,532	£203,442,665	£211,838,899
60% LAR, 40% CIR	10%	£116,407,139	£204,885,172	£206,325,424	£206,743,581	£207,789,889	£211,280,777	£220,545,796
60% LAR, 40% CIR	15%	£106,118,884	£211,004,464	£212,164,976	£212,164,976	£212,164,976	£212,164,976	£220,545,796
60% LAR, 40% CIR	20%	£187,713,961	£222,285,324	£226,788,934	£227,143,371	£228,293,912	£234,528,178	£238,017,108
60% LAR, 40% CIR	25%	£81,548,786	£210,024,189	£210,435,629	£210,435,629	£210,435,629	£210,435,629	£210,435,629
60% LAR, 40% CIR	30%	£217,330,095	£240,086,417	£244,111,546	£244,111,546	£244,111,546	£244,111,546	£244,111,546
60% LAR, 40% CIR	35%	£221,270,172	£244,111,546	£244,111,546	£244,111,546	£244,111,546	£244,111,546	£244,111,546
60% LAR, 40% CIR	40%	£221,270,172	£244,111,546	£244,111,546	£244,111,546	£244,111,546	£244,111,546	£244,111,546
60% LAR, 40% CIR	45%	£247,400,534	£267,176,093	£271,628,481	£272,040,487	£272,040,487	£272,040,487	£272,040,487
60% LAR, 40% CIR	50%	£252,821,438	£276,366,473	£280,810,458	£281,301,867	£281,301,867	£281,301,867	£281,301,867

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£42,793,335	£71,288,559	£79,769,912	£78,172,135	£77,225,514	£83,545,868	£97,599,864
60% LAR, 40% CIR	10%	£33,834,947	£64,347,852	£68,792,982	£68,261,382	£67,316,802	£68,111,485	£72,668,743
60% LAR, 40% CIR	15%	£62,076,014	£88,584,647	£93,984,269	£93,412,426	£92,457,744	£100,729,652	£104,214,674
60% LAR, 40% CIR	20%	£21,797,736	£97,276,277	£102,165,533	£101,623,266	£100,678,026	£104,148,026	£107,628,026
60% LAR, 40% CIR	25%	£81,548,786	£210,024,189	£210,435,629	£210,435,629	£210,435,629	£210,435,629	£210,435,629
60% LAR, 40% CIR	30%	£81,548,786	£210,024,189	£210,435,629	£210,435,629	£210,435,629	£210,435,629	£210,435,629
60% LAR, 40% CIR	35%	£111,132,787	£212,712,865	£212,712,865	£212,712,865	£212,712,865	£212,712,865	£212,712,865
60% LAR, 40% CIR	40%	£121,613,013	£214,111,546	£214,111,546	£214,111,546	£214,111,546	£214,111,546	£214,111,546
60% LAR, 40% CIR	45%	£131,159,808	£215,844,963	£216,205,308	£216,113,342	£216,113,342	£216,113,342	£216,113,342
60% LAR, 40% CIR	50%	£181,286,414	£216,036,364	£216,336,334	£216,336,334	£216,336,334	£216,336,334	£216,336,334

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£5,426,572	£11,168,732	£14,145,307	£14,584,978	£13,614,157	£43,869,230	£47,499,493
60% LAR, 40% CIR	10%	£11,973,866	£40,381,197	£44,762,059	£46,261,178	£44,861,644	£47,577,402	£49,171,434
60% LAR, 40% CIR	15%	£23,585,486	£49,073,027	£53,488,303	£53,959,012	£52,944,786	£61,216,762	£64,728,633
60% LAR, 40% CIR	20%	£31,943,556	£57,831,895	£62,233,576	£62,698,898	£61,666,621	£69,943,768	£73,455,768
60% LAR, 40% CIR	25%	£43,147,413	£66,641,066	£71,078,389	£71,497,631	£70,465,316	£78,742,768	£82,254,768
60% LAR, 40% CIR	30%	£52,966,580	£75,552,872	£79,976,071	£80,395,609	£79,363,332	£87,640,432	£91,152,432
60% LAR, 40% CIR	35%	£62,800,537	£84,410,015	£88,826,077	£89,244,782	£88,212,505	£96,489,688	£100,001,688
60% LAR, 40% CIR	40%	£72,521,825	£93,314,848	£97,730,115	£98,148,820	£97,116,543	£105,392,832	£108,904,832
60% LAR, 40% CIR	45%	£82,367,075	£102,224,715	£106,639,336	£107,057,960	£106,025,683	£114,308,175	£117,820,175
60% LAR, 40% CIR	50%	£92,218,584	£111,135,565	£115,551,684	£115,968,132	£114,935,730	£122,848,415	£126,360,415

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£52,770,815	£33,885,316	£20,841,063	£20,009,729	£18,556,361	£21,536,207	£18,125,011
60% LAR, 40% CIR	10%	£43,105,861	£16,617,626	£12,187,670	£10,144,643	£10,565,468	£13,573,182	£10,573,182
60% LAR, 40% CIR	15%	£33,384,136	£2,806,398	£1,491,352	£1,789,449	£1,724,131	£4,452,253	£1,967,261
60% LAR, 40% CIR	20%	£23,038,099	£962,394	£4,253,964	£4,866,371	£4,717,042	£13,016,176	£12,514,139
60% LAR, 40% CIR	25%	£13,802,212	£9,866,403	£14,096,210	£14,848,146	£14,848,146	£27,484,448	£26,954,143
60% LAR, 40% CIR	30%	£23,038,099	£18,573,247	£23,988,549	£24,316,134	£24,450,281	£36,724,867	£35,213,781
60% LAR, 40% CIR	35%	£30,869,974	£27,130,891	£31,046,452	£31,405,017	£31,405,017	£38,713,583	£37,253,225
60% LAR, 40% CIR	40%	£16,842,866	£46,135,021	£46,960,486	£47,411,117	£47,411,117	£48,442,868	£47,941,811
60% LAR, 40% CIR	45%	£23,977,334	£46,603,690	£50,113,481	£49,533,497	£49,533,497	£51,583,433	£50,528,666
60% LAR, 40% CIR	50%	£28,168,435	£54,586,473	£59,367,454	£58,768,507	£58,768,507	£61,368,448	£60,325,673

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone C - £1,590 paf	
No Units	575	Sales value inflation		Base	
Site Area	2.88 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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon</	

LB Camden
Local Plan Viability Testing 2025

Res1 16 - 575 Flats		Value Area		Zone C - £1,100 psf							
No Units Site Area		Sales value inflation Build cost inflation		Base Base							
575 2.88 Ha				Base LAR, CIR							
Residual land values:											
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure % AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR, 40% CIR		£97,485,325		£55,056,791		£50,544,395		£50,118,726		£49,054,055	
60% LAR, 40% CIR		£99,014,156		£48,304,136		£43,869,778		£43,385,650		£42,305,154	
60% LAR, 40% CIR		£80,615,759		£41,502,299		£37,061,215		£36,563,324		£35,494,096	
60% LAR, 40% CIR		£72,110,586		£34,646,548		£30,132,389		£29,706,348		£28,641,244	
60% LAR, 40% CIR		£63,531,725		£27,593,050		£23,153,443		£22,768,723		£21,706,802	
60% LAR, 40% CIR		£54,892,051		£20,692,477		£16,204,873		£15,781,348		£14,722,536	
60% LAR, 40% CIR		£46,206,035		£13,643,513		£9,189,911		£9,771,034		£7,651,893	
60% LAR, 40% CIR		£37,475,844		£6,499,177		£1,977,745		£1,551,046		£484,297	
60% LAR, 40% CIR		£28,860,086		£2,382,273		£5,334,136		£5,772,154		£6,807,189	
60% LAR, 40% CIR		£19,152,879		£8,165,506		£12,795,334		£13,236,625		£14,729,843	
60% LAR, 40% CIR		£10,824,372		£15,717,190		£20,408,557		£20,851,276		£21,958,075	
Residual Land values compared to benchmark land values							£97,485,000				
Medium Value Secondary Offices											
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Tenure % AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
60% LAR, 40% CIR		£181,225,965		£222,435,769		£236,186,286		£239,852,735		£241,286,696	
60% LAR, 40% CIR		£191,498,777		£222,435,769		£236,186,286		£239,852,735		£241,286,696	
60% LAR, 40% CIR		£200,710,116		£239,733,816		£243,719,688		£244,127,151		£245,210,870	
60% LAR, 40% CIR		£209,610,207		£249,084,307		£256,666,486		£257,096,631		£258,169,631	
60% LAR, 40% CIR		£217,239,132		£223,057,223		£227,447,439		£227,872,192		£228,933,953	
60% LAR, 40% CIR		£224,524,343		£209,649,386		£210,949,386		£211,374,386		£212,435,147	
60% LAR, 40% CIR		£234,524,343		£207,387,387		£211,603,184		£212,028,184		£213,088,945	
60% LAR, 40% CIR		£243,524,343		£205,125,389		£212,341,186		£212,766,186		£213,826,947	
60% LAR, 40% CIR		£252,074,387		£201,471,148		£208,113,029		£208,538,029		£209,600,074	
60% LAR, 40% CIR		£260,367,366		£208,505,481		£209,649,209		£210,074,209		£211,136,254	
60% LAR, 40% CIR		£268,619,103		£206,458,055		£207,148,432		£207,573,432		£208,635,477	
Residual Land values compared to benchmark land values							£97,485,000				
Lower Value Secondary Offices											
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Tenure % AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
60% LAR, 40% CIR		£86,964,425		£109,352,859		£118,895,126		£114,291,064		£115,855,895	
60% LAR, 40% CIR		£10,355,955		£119,035,664		£128,584,955		£123,980,894		£125,545,725	
60% LAR, 40% CIR		£43,793,581		£122,407,481		£127,888,538		£127,810,026		£128,884,754	
60% LAR, 40% CIR		£52,295,762		£109,763,202		£124,277,381		£124,202,602		£125,267,328	
60% LAR, 40% CIR		£109,479,025		£136,716,106		£141,641,627		£141,641,627		£142,702,608	
60% LAR, 40% CIR		£109,517,899		£143,717,273		£148,204,877		£148,838,882		£149,887,214	
60% LAR, 40% CIR		£118,203,175		£170,766,271		£175,766,271		£176,808,718		£177,850,165	
60% LAR, 40% CIR		£126,834,136		£157,913,533		£162,432,006		£163,526,453		£164,620,899	
60% LAR, 40% CIR		£135,424,971		£165,143,023		£171,403,139		£172,497,586		£173,591,933	
60% LAR, 40% CIR		£144,016,297		£172,612,369		£177,250,014		£178,344,461		£179,438,908	
60% LAR, 40% CIR		£152,588,429		£185,125,485		£184,813,307		£185,907,754		£186,992,201	
Residual Land values compared to benchmark land values							£48,425,000				
Lower Value Secondary Offices / Community Space											
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Tenure % AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
60% LAR, 40% CIR		£27,133,342		£97,903,394		£122,377,721		£122,871,890		£123,365,945	
60% LAR, 40% CIR		£15,622		£10,105,108		£15,622		£15,622		£15,622	
60% LAR, 40% CIR		£44,096,512		£81,560,552		£86,075,111		£86,591,152		£87,106,193	
60% LAR, 40% CIR		£52,675,775		£38,513,899		£39,014,057		£39,514,215		£40,014,373	
60% LAR, 40% CIR		£109,479,025		£109,479,025		£109,479,025		£109,479,025		£109,479,025	
60% LAR, 40% CIR		£109,517,899		£109,517,899		£109,517,899		£109,517,899		£109,517,899	
60% LAR, 40% CIR		£118,203,175		£118,203,175		£118,203,175		£118,203,175		£118,203,175	
60% LAR, 40% CIR		£126,834,136		£126,834,136		£126,834,136		£126,834,136		£126,834,136	
60% LAR, 40% CIR		£135,424,971		£135,424,971		£135,424,971		£135,424,971		£135,424,971	
60% LAR, 40% CIR		£144,016,297		£144,016,297		£144,016,297		£144,016,297		£144,016,297	
60% LAR, 40% CIR		£152,588,429		£152,588,429		£152,588,429		£152,588,429		£152,588,429	
Residual Land values compared to benchmark land values							£26,601,000				
Secondary Industrial/Storage/Distribution											
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Tenure % AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
60% LAR, 40% CIR		£36,257,420		£4,777,984		£6,883,280		£8,106,146		£10,173,880	
60% LAR, 40% CIR		£29,846,883		£10,550,769		£14,414,096		£14,462,276		£16,862,821	
60% LAR, 40% CIR		£21,387,884		£17,729,416		£22,209,660		£22,234,151		£23,702,879	
60% LAR, 40% CIR		£13,897,713		£24,581,137		£26,909,480		£26,915,480		£28,384,819	
60% LAR, 40% CIR		£13,531,630		£31,524,225		£33,034,432		£33,034,432		£34,544,639	
60% LAR, 40% CIR		£13,165,547		£38,469,313		£39,944,520		£39,944,520		£41,454,727	
60% LAR, 40% CIR		£12,800,464		£45,414,401		£46,919,608		£46,919,608		£48,424,815	
60% LAR, 40% CIR		£12,435,381		£52,359,489		£53,864,716		£53,864,716		£55,369,923	
60% LAR, 40% CIR		£12,070,298		£59,304,577		£60,809,804		£60,809,804		£62,315,011	
60% LAR, 40% CIR		£11,705,215		£66,249,665		£67,754,891		£67,754,891		£69,260,018	
60% LAR, 40% CIR		£11,340,132		£73,194,753		£74,699,980		£74,699,980		£76,205,107	
Residual Land values compared to benchmark land values							£26,601,000				

LB Camden
Local Plan Viability Testing 2025

Resit 16 - 575 Flats		Value Area	Zone C - £1,350 psf					
No Units	575	Sales value inflation	Base					
Site Area	2.88 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAP, CIR					
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£142,832,185	£99,891,115	£95,420,862	£95,005,518	£93,062,199	£87,832,006	£84,120,810
00% LAR - 40% CIR	5%	£131,899,456	£90,938,295	£86,461,721	£86,052,871	£84,122,849	£78,727,797	£75,230,534
00% LAR - 40% CIR	10%	£121,208,864	£81,936,835	£77,506,981	£77,098,454	£75,164,136	£69,769,520	£66,244,705
00% LAR - 40% CIR	15%	£110,446,089	£72,887,208	£68,471,832	£68,055,222	£66,121,450	£60,704,278	£57,184,407
00% LAR - 40% CIR	20%	£99,640,124	£63,789,889	£59,357,886	£58,938,008	£57,003,313	£51,596,147	£48,091,165
00% LAR - 40% CIR	25%	£88,787,727	£54,606,984	£50,170,524	£49,751,827	£47,805,087	£42,424,841	£38,935,504
00% LAR - 40% CIR	30%	£77,893,641	£45,399,897	£40,948,568	£40,516,959	£38,562,862	£33,209,277	£29,705,693
00% LAR - 40% CIR	35%	£66,947,225	£36,066,063	£31,650,601	£31,233,886	£29,192,135	£23,877,710	£20,365,127
00% LAR - 40% CIR	40%	£55,946,030	£26,722,416	£22,264,076	£21,843,989	£20,792,359	£14,481,569	£10,976,230
00% LAR - 40% CIR	45%	£44,855,267	£17,256,468	£12,805,077	£12,388,051	£11,336,125	£4,986,047	£1,443,071
00% LAR - 40% CIR	50%	£33,720,523	£7,741,149	£3,242,111	£2,817,542	£1,756,118	£-4,884,856	£-8,323,886
Residual Land values compared to benchmark land values								
Higher Value Secondary Offices								
£97,649,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£148,841,475	£106,889,790	£102,418,911	£102,003,567	£100,060,248	£94,830,055	£91,308,869
00% LAR - 40% CIR	5%	£138,041,475	£97,082,066	£92,611,024	£92,195,720	£90,252,401	£85,022,207	£81,501,021
00% LAR - 40% CIR	10%	£127,241,475	£87,274,342	£82,803,188	£82,387,821	£80,444,502	£75,214,308	£71,693,122
00% LAR - 40% CIR	15%	£116,441,475	£77,466,618	£73,000,314	£72,584,921	£70,641,602	£65,411,408	£61,890,222
00% LAR - 40% CIR	20%	£105,641,475	£67,658,894	£63,200,040	£62,784,647	£60,841,328	£55,611,134	£52,090,000
00% LAR - 40% CIR	25%	£94,841,475	£57,851,170	£53,400,286	£52,984,893	£51,041,574	£45,811,380	£42,290,194
00% LAR - 40% CIR	30%	£84,041,475	£48,043,446	£43,600,402	£43,185,009	£41,241,690	£36,011,496	£32,490,310
00% LAR - 40% CIR	35%	£73,241,475	£38,235,722	£33,800,418	£33,385,025	£31,441,706	£26,211,502	£22,690,316
00% LAR - 40% CIR	40%	£62,441,475	£28,428,000	£24,000,418	£23,585,025	£21,641,706	£16,411,502	£12,890,316
00% LAR - 40% CIR	45%	£51,641,475	£18,620,276	£14,200,418	£13,785,025	£11,841,706	£6,611,502	£3,090,316
00% LAR - 40% CIR	50%	£40,841,475	£8,812,552	£4,400,418	£3,985,025	£2,041,706	£-3,188,298	£-6,688,512
Residual Land values compared to benchmark land values								
Medium Value Secondary Offices								
£57,186,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£121,897,985	£84,518,835	£80,049,888	£79,634,543	£77,691,224	£72,461,031	£68,940,845
00% LAR - 40% CIR	5%	£111,097,985	£74,718,835	£70,250,000	£69,834,655	£67,891,336	£62,661,143	£59,140,957
00% LAR - 40% CIR	10%	£100,297,985	£64,918,835	£60,450,165	£60,034,820	£58,091,501	£52,861,308	£49,341,122
00% LAR - 40% CIR	15%	£89,497,985	£55,118,835	£50,650,340	£50,234,995	£48,291,676	£43,061,483	£39,541,297
00% LAR - 40% CIR	20%	£78,697,985	£45,318,835	£40,850,815	£40,435,470	£38,492,151	£33,261,958	£29,741,772
00% LAR - 40% CIR	25%	£67,897,985	£35,518,835	£31,050,290	£30,634,945	£28,691,626	£23,461,433	£19,941,247
00% LAR - 40% CIR	30%	£57,097,985	£25,718,835	£21,250,315	£20,834,970	£18,891,651	£13,661,458	£10,141,262
00% LAR - 40% CIR	35%	£46,297,985	£15,918,835	£11,450,340	£11,034,995	£9,091,676	£3,861,483	£3,411,262
00% LAR - 40% CIR	40%	£35,497,985	£6,118,835	£1,650,315	£1,234,970	£-788,309	£-12,941,502	£-16,461,716
00% LAR - 40% CIR	45%	£24,697,985	£-3,681,165	£-4,150,315	£-4,565,470	£-10,841,706	£-18,611,502	£-22,141,716
00% LAR - 40% CIR	50%	£13,897,985	£-13,881,165	£-14,265,470	£-14,680,625	£-20,441,706	£-28,211,502	£-31,741,716
Residual Land values compared to benchmark land values								
Lower Value Secondary Offices / Community Space								
£48,429,000								
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£115,691,000	£72,269,225	£68,779,779	£68,364,434	£66,421,115	£61,190,922	£57,669,736
00% LAR - 40% CIR	5%	£104,891,000	£62,469,225	£58,979,779	£58,564,434	£56,621,115	£51,390,922	£47,869,736
00% LAR - 40% CIR	10%	£94,091,000	£52,669,225	£49,179,779	£48,764,434	£46,821,115	£41,590,922	£38,069,736
00% LAR - 40% CIR	15%	£83,291,000	£42,869,225	£39,379,779	£38,964,434	£37,021,115	£31,790,922	£28,269,736
00% LAR - 40% CIR	20%	£72,491,000	£33,069,225	£30,579,779	£30,164,434	£28,221,115	£23,000,922	£19,469,736
00% LAR - 40% CIR	25%	£61,691,000	£23,269,225	£20,779,779	£20,364,434	£18,421,115	£13,190,922	£9,669,736
00% LAR - 40% CIR	30%	£50,891,000	£13,469,225	£11,979,779	£11,564,434	£9,621,115	£4,390,922	£8,169,736
00% LAR - 40% CIR	35%	£40,091,000	£3,669,225	£2,179,779	£1,764,434	£-321,115	£-7,810,922	£-11,369,736
00% LAR - 40% CIR	40%	£29,291,000	£-6,130,775	£-7,679,779	£-8,194,434	£-13,221,115	£-22,570,922	£-25,869,736
00% LAR - 40% CIR	45%	£18,491,000	£-15,930,775	£-17,479,779	£-17,994,434	£-23,401,115	£-31,780,922	£-35,369,736
00% LAR - 40% CIR	50%	£7,691,000	£-25,730,775	£-27,279,779	£-27,794,434	£-33,581,115	£-40,390,922	£-43,869,736
Residual Land values compared to benchmark land values								
Secondary Industrial/Storage/Distribution								
£26,601,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£83,344,290	£40,663,240	£36,188,987	£35,773,643	£34,724,284	£28,404,131	£24,862,935
00% LAR - 40% CIR	5%	£72,544,290	£30,863,240	£26,388,987	£25,973,643	£24,924,284	£18,604,131	£15,062,935
00% LAR - 40% CIR	10%	£61,744,290	£21,063,240	£16,593,987	£16,178,643	£15,129,284	£9,384,131	£5,842,935
00% LAR - 40% CIR	15%	£50,944,290	£11,263,240	£6,798,987	£6,383,643	£5,334,284	£3,644,131	£1,102,935
00% LAR - 40% CIR	20%	£40,144,290	£1,463,240	£1,998,987	£1,583,643	£534,284	£-1,156,131	£-2,698,935
00% LAR - 40% CIR	25%	£29,344,290	£-8,336,760	£-10,001,013	£-9,585,659	£-8,536,295	£-15,246,131	£-18,798,935
00% LAR - 40% CIR	30%	£18,544,290	£-18,136,760	£-19,801,013	£-19,385,659	£-18,336,295	£-25,346,131	£-28,898,935
00% LAR - 40% CIR	35%	£7,744,290	£-27,936,760	£-29,601,013	£-29,185,659	£-28,136,295	£-35,446,131	£-38,998,935
00% LAR - 40% CIR	40%	£-3,055,710	£-37,736,760	£-39,401,013	£-38,985,659	£-37,936,295	£-45,546,131	£-48,698,935
00% LAR - 40% CIR	45%	£-12,855,710	£-47,536,760	£-49,201,013	£-48,785,659	£-47,736,295	£-55,646,131	£-58,798,935
00% LAR - 40% CIR	50%	£-22,655,710	£-57,336,760	£-59,001,013	£-58,585,659	£-57,536,295	£-65,746,131	£-68,898,935

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone C - £1,500 pcf	
No Units	575	Sales value inflation		Base	
Site Area	2.88 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR: CR	

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

		£97,649,000					
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CR	0%	£118,875,568	£157,438,786	£151,438,786	£151,438,786	£151,438,786	£151,438,786
60% LAR, 40% CR	5%	£106,000,010	£145,563,228	£139,563,228	£139,563,228	£139,563,228	£139,563,228
60% LAR, 40% CR	10%	£93,125,452	£133,687,670	£127,687,670	£127,687,670	£127,687,670	£127,687,670
60% LAR, 40% CR	15%	£80,250,894	£121,812,112	£115,812,112	£115,812,112	£115,812,112	£115,812,112
60% LAR, 40% CR	20%	£67,376,336	£109,936,554	£103,936,554	£103,936,554	£103,936,554	£103,936,554
60% LAR, 40% CR	25%	£54,501,778	£98,060,996	£92,060,996	£92,060,996	£92,060,996	£92,060,996
60% LAR, 40% CR	30%	£41,627,220	£86,185,438	£80,185,438	£80,185,438	£80,185,438	£80,185,438
60% LAR, 40% CR	35%	£28,752,662	£74,309,880	£68,309,880	£68,309,880	£68,309,880	£68,309,880
60% LAR, 40% CR	40%	£15,878,104	£62,434,322	£56,434,322	£56,434,322	£56,434,322	£56,434,322
60% LAR, 40% CR	45%	£3,003,546	£50,558,764	£44,558,764	£44,558,764	£44,558,764	£44,558,764
60% LAR, 40% CR	50%	£1,128,988	£38,683,206	£32,683,206	£32,683,206	£32,683,206	£32,683,206

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

		£57,186,000					
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CR	0%	£111,775,856	£231,088,023	£230,996,395	£230,996,395	£230,996,395	£230,996,395
60% LAR, 40% CR	5%	£99,600,496	£219,212,465	£219,120,837	£219,120,837	£219,120,837	£219,120,837
60% LAR, 40% CR	10%	£87,425,136	£207,336,907	£207,245,279	£207,245,279	£207,245,279	£207,245,279
60% LAR, 40% CR	15%	£75,249,776	£195,461,349	£195,370,721	£195,370,721	£195,370,721	£195,370,721
60% LAR, 40% CR	20%	£63,074,416	£183,585,791	£183,495,163	£183,495,163	£183,495,163	£183,495,163
60% LAR, 40% CR	25%	£50,899,056	£171,710,233	£171,619,605	£171,619,605	£171,619,605	£171,619,605
60% LAR, 40% CR	30%	£38,723,696	£159,834,675	£159,744,047	£159,744,047	£159,744,047	£159,744,047
60% LAR, 40% CR	35%	£26,548,336	£147,959,117	£147,868,489	£147,868,489	£147,868,489	£147,868,489
60% LAR, 40% CR	40%	£14,372,976	£136,083,559	£135,992,931	£135,992,931	£135,992,931	£135,992,931
60% LAR, 40% CR	45%	£2,197,616	£124,207,001	£124,116,373	£124,116,373	£124,116,373	£124,116,373
60% LAR, 40% CR	50%	£1,175,856	£112,331,443	£112,240,815	£112,240,815	£112,240,815	£112,240,815

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

		£40,420,000					
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CR	0%	£139,376,106	£171,114,222	£170,895,885	£170,895,885	£170,895,885	£170,895,885
60% LAR, 40% CR	5%	£127,200,746	£159,238,664	£159,020,327	£159,020,327	£159,020,327	£159,020,327
60% LAR, 40% CR	10%	£115,025,386	£147,363,106	£147,144,769	£147,144,769	£147,144,769	£147,144,769
60% LAR, 40% CR	15%	£102,850,026	£135,487,548	£135,269,211	£135,269,211	£135,269,211	£135,269,211
60% LAR, 40% CR	20%	£90,674,666	£123,611,990	£123,393,653	£123,393,653	£123,393,653	£123,393,653
60% LAR, 40% CR	25%	£78,500,306	£111,736,432	£111,518,095	£111,518,095	£111,518,095	£111,518,095
60% LAR, 40% CR	30%	£66,325,946	£99,860,874	£99,642,537	£99,642,537	£99,642,537	£99,642,537
60% LAR, 40% CR	35%	£54,151,586	£87,985,316	£87,766,979	£87,766,979	£87,766,979	£87,766,979
60% LAR, 40% CR	40%	£41,977,226	£76,109,758	£75,891,421	£75,891,421	£75,891,421	£75,891,421
60% LAR, 40% CR	45%	£29,802,866	£64,234,200	£64,015,863	£64,015,863	£64,015,863	£64,015,863
60% LAR, 40% CR	50%	£17,628,506	£52,358,642	£52,140,305	£52,140,305	£52,140,305	£52,140,305

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

		£20,601,000					
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CR	0%	£118,957,731	£174,063,852	£169,673,310	£169,256,310	£169,213,313	£169,406,082
60% LAR, 40% CR	5%	£104,442,294	£163,567,415	£159,168,873	£158,751,873	£158,708,876	£158,901,645
60% LAR, 40% CR	10%	£92,280,052	£152,071,971	£147,681,429	£147,264,429	£147,221,432	£147,414,201
60% LAR, 40% CR	15%	£79,817,480	£140,577,527	£136,186,987	£135,769,987	£135,726,990	£135,919,759
60% LAR, 40% CR	20%	£67,416,977	£129,083,083	£124,693,545	£124,276,545	£124,233,548	£124,426,317
60% LAR, 40% CR	25%	£55,012,524	£117,588,639	£113,198,103	£112,781,103	£112,738,106	£112,930,875
60% LAR, 40% CR	30%	£42,608,071	£106,094,195	£101,703,661	£101,286,661	£101,243,664	£101,436,433
60% LAR, 40% CR	35%	£30,203,618	£94,599,751	£90,209,217	£89,792,217	£89,749,220	£89,941,989
60% LAR, 40% CR	40%	£17,799,165	£83,105,307	£78,718,773	£78,301,773	£78,258,776	£78,451,545
60% LAR, 40% CR	45%	£5,394,712	£71,610,863	£67,228,329	£66,811,329	£66,768,332	£66,961,101
60% LAR, 40% CR	50%	£2,989,259	£60,116,419	£55,733,885	£55,316,885	£55,273,888	£55,466,657

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone C - £1,750 psf	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
		Tenure		LAR, CIR	
Residual land values:					
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
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LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone C - £1,900 psf	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
		Tenure		LAR - CIR	
Residual land values:					

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

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LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats

No Units	575
Site Area	2.88 Ha

Residual land values:

Value Area	Zone C - £2,000 psf
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - CIR

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£288,200,829	£244,054,876	£239,674,274	£239,260,844	£238,227,270	£232,025,825	£228,560,578
60% LAR - 40% CIR	5%	£270,312,539	£227,987,430	£223,604,374	£223,192,584	£222,163,112	£215,898,277	£212,454,371
60% LAR - 40% CIR	10%	£252,377,830	£211,432,456	£207,486,415	£207,075,141	£206,046,657	£199,805,322	£196,460,874
60% LAR - 40% CIR	15%	£234,397,152	£195,650,221	£191,371,875	£190,960,593	£189,888,787	£183,722,508	£180,284,088
60% LAR - 40% CIR	20%	£216,370,569	£179,421,190	£175,036,802	£174,625,477	£173,553,145	£167,483,189	£164,055,436
60% LAR - 40% CIR	25%	£198,278,537	£163,127,871	£158,781,743	£158,371,570	£157,348,138	£151,193,542	£147,775,432
60% LAR - 40% CIR	30%	£180,152,170	£146,758,322	£142,424,109	£142,013,922	£140,991,129	£134,854,072	£131,444,595
60% LAR - 40% CIR	35%	£161,926,400	£130,342,959	£126,017,382	£125,606,160	£124,588,607	£118,465,283	£115,063,438
60% LAR - 40% CIR	40%	£143,584,002	£113,962,252	£109,566,045	£109,155,260	£108,139,058	£102,027,684	£98,632,477
60% LAR - 40% CIR	45%	£125,397,984	£97,376,989	£93,060,580	£92,650,833	£91,642,988	£85,550,196	£82,161,835
60% LAR - 40% CIR	50%	£107,068,831	£80,826,680	£76,495,851	£76,085,633	£75,080,086	£69,006,806	£65,488,316

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£7,239,534	£3,979,226	£43,988,801	£43,988,801	£43,988,801	£43,988,801	£43,988,801
60% LAR - 40% CIR	5%	£6,958,534	£3,799,226	£42,798,801	£42,798,801	£42,798,801	£42,798,801	£42,798,801
60% LAR - 40% CIR	10%	£6,678,534	£3,619,226	£41,608,801	£41,608,801	£41,608,801	£41,608,801	£41,608,801
60% LAR - 40% CIR	15%	£6,398,534	£3,439,226	£40,418,801	£40,418,801	£40,418,801	£40,418,801	£40,418,801
60% LAR - 40% CIR	20%	£6,118,534	£3,259,226	£39,228,801	£39,228,801	£39,228,801	£39,228,801	£39,228,801
60% LAR - 40% CIR	25%	£5,838,534	£3,079,226	£38,038,801	£38,038,801	£38,038,801	£38,038,801	£38,038,801
60% LAR - 40% CIR	30%	£5,558,534	£2,899,226	£36,848,801	£36,848,801	£36,848,801	£36,848,801	£36,848,801
60% LAR - 40% CIR	35%	£5,278,534	£2,719,226	£35,658,801	£35,658,801	£35,658,801	£35,658,801	£35,658,801
60% LAR - 40% CIR	40%	£4,998,534	£2,539,226	£34,468,801	£34,468,801	£34,468,801	£34,468,801	£34,468,801
60% LAR - 40% CIR	45%	£4,718,534	£2,359,226	£33,278,801	£33,278,801	£33,278,801	£33,278,801	£33,278,801
60% LAR - 40% CIR	50%	£4,438,534	£2,179,226	£32,088,801	£32,088,801	£32,088,801	£32,088,801	£32,088,801

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£123,791,079	£79,644,926	£75,264,524	£74,851,094	£73,817,520	£67,616,075	£54,170,829
60% LAR - 40% CIR	5%	£105,892,786	£68,557,889	£64,184,624	£63,769,654	£62,735,382	£56,533,937	£43,088,691
60% LAR - 40% CIR	10%	£87,994,090	£47,472,706	£43,075,665	£42,660,301	£41,626,707	£35,425,262	£22,000,000
60% LAR - 40% CIR	15%	£69,987,402	£31,240,471	£26,908,125	£26,492,243	£25,457,037	£19,255,758	£5,048,714
60% LAR - 40% CIR	20%	£51,981,059	£15,011,440	£10,681,052	£10,265,121	£9,229,438	£3,024,438	£-1,184,338
60% LAR - 40% CIR	25%	£33,988,787	£-1,211,819	£-5,528,007	£-5,098,189	£-4,063,812	£-2,018,238	£-3,034,818
60% LAR - 40% CIR	30%	£15,114,860	£-7,871,879	£-12,164,944	£-12,363,718	£-12,418,617	£-12,465,075	£-12,465,075
60% LAR - 40% CIR	35%	£-2,483,390	£-14,598,751	£-28,392,369	£-28,590,596	£-28,821,143	£-28,944,467	£-28,944,467
60% LAR - 40% CIR	40%	£-10,171,749	£-29,571,681	£-43,542,440	£-43,740,667	£-43,978,782	£-44,200,288	£-44,200,288
60% LAR - 40% CIR	45%	£-18,171,749	£-37,571,681	£-51,742,440	£-51,940,667	£-52,178,782	£-52,400,288	£-52,400,288
60% LAR - 40% CIR	50%	£-26,171,749	£-45,571,681	£-59,742,440	£-60,000,667	£-60,238,782	£-60,460,288	£-60,460,288

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£171,993,120	£127,847,176	£123,486,774	£123,053,345	£122,019,770	£115,818,325	£112,373,077
60% LAR - 40% CIR	5%	£154,195,039	£111,759,930	£107,399,874	£106,966,084	£105,932,612	£99,731,177	£96,347,201
60% LAR - 40% CIR	10%	£136,170,330	£95,624,956	£91,271,812	£90,837,841	£89,804,369	£83,602,934	£80,218,958
60% LAR - 40% CIR	15%	£118,189,652	£79,442,721	£75,110,375	£74,677,404	£73,643,932	£67,442,497	£64,058,521
60% LAR - 40% CIR	20%	£100,163,459	£63,210,690	£58,880,302	£58,447,331	£57,413,859	£51,212,424	£47,828,448
60% LAR - 40% CIR	25%	£82,167,059	£46,980,371	£42,649,245	£42,216,274	£41,182,802	£34,981,367	£31,597,391
60% LAR - 40% CIR	30%	£64,171,230	£30,750,822	£26,418,609	£26,000,472	£24,966,000	£18,764,565	£15,380,589
60% LAR - 40% CIR	35%	£46,175,800	£14,518,459	£9,909,892	£9,491,690	£9,057,107	£2,855,783	£-4,448,859
60% LAR - 40% CIR	40%	£27,476,502	£-2,362,348	£-8,842,455	£-9,069,885	£-9,296,442	£-14,179,816	£-17,573,023
60% LAR - 40% CIR	45%	£9,160,664	£-18,863,831	£-35,140,659	£-35,368,089	£-35,595,519	£-40,400,444	£-43,795,468
60% LAR - 40% CIR	50%	£-9,160,664	£-36,863,831	£-51,140,659	£-51,368,089	£-51,595,519	£-56,400,444	£-59,795,468

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£258,272,954	£184,636,801	£180,446,399	£180,032,969	£178,999,395	£172,787,850	£169,352,703
60% LAR - 40% CIR	5%	£211,264,664	£168,739,555	£164,549,153	£164,135,723	£163,102,149	£156,890,604	£153,455,457
60% LAR - 40% CIR	10%	£163,149,955	£152,604,581	£148,257,540	£147,844,109	£146,810,678	£140,600,132	£137,165,985
60% LAR - 40% CIR	15%	£125,189,277	£136,422,348	£132,090,000	£131,676,569	£130,643,138	£124,432,592	£120,997,445
60% LAR - 40% CIR	20%	£107,163,084	£120,193,153	£115,860,805	£115,447,374	£114,413,943	£108,203,397	£104,768,250
60% LAR - 40% CIR	25%	£89,136,891	£103,961,958	£99,629,610	£99,216,179	£98,182,748	£91,972,202	£88,537,055
60% LAR - 40% CIR	30%	£71,110,698	£87,730,447	£83,398,100	£82,984,669	£81,951,238	£75,740,692	£72,305,545
60% LAR - 40% CIR	35%	£53,084,505	£71,501,254	£67,168,906	£66,755,475	£65,722,044	£59,511,498	£56,076,351
60% LAR - 40% CIR	40%	£35,058,312	£55,272,061	£50,939,713	£50,526,282	£49,492,851	£43,282,305	£39,847,158
60% LAR - 40% CIR	45%	£17,032,119	£39,042,868	£34,709,519	£34,296,088	£33,262,657	£27,052,111	£23,616,964
60% LAR - 40% CIR	50%	£-9,005,926	£22,813,675	£18,480,326	£18,066,895	£17,033,464	£10,822,918	£7,387,771

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone C - RP Periphery £2,250 psf	
No Units	575	Sales value inflation		Base	
Site Area	2.88 Ha	Build cost inflation		Base	
		Tenure		LAR - CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases</			

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone C - RP Periphery E2.450 paf	
No Units	575	Sales value inflation		Base	
Site Area	2.88 Ha	Build cost inflation		Base	
		Tenure		LAR - CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2	

Appendix 4 – Appraisal Results of Local Plan Typologies Including Traveller Provision

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £57.51 per pitch per week		Value Area	Zone A - Zone 1 and Eastern Central Zone					
No Units	116	Sales value inflation	Base					
Site Area	1.04 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR : CIR					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£40,824,815	£34,037,041	£32,328,475	£32,227,472	£31,879,263	£30,485,042	£29,645,734
60% LAR : 40% CIR	5%	£37,547,792	£31,253,076	£29,549,618	£29,450,797	£29,202,214	£27,697,358	£26,861,730
60% LAR : 40% CIR	10%	£34,559,921	£28,456,462	£26,746,182	£26,646,212	£26,396,289	£24,896,752	£24,063,675
60% LAR : 40% CIR	15%	£31,561,105	£25,644,822	£23,826,705	£23,627,664	£23,577,963	£22,083,351	£21,253,012
60% LAR : 40% CIR	20%	£28,561,452	£22,839,083	£21,005,108	£20,806,786	£20,747,410	£19,251,278	£18,424,426
60% LAR : 40% CIR	25%	£25,551,064	£19,959,854	£18,251,508	£18,152,434	£17,904,751	£16,418,652	£15,593,041
60% LAR : 40% CIR	30%	£22,530,047	£17,100,245	£15,388,021	£15,289,187	£15,050,103	£13,567,597	£12,743,693
60% LAR : 40% CIR	35%	£19,454,377	£14,229,367	£12,528,764	£12,430,141	£12,183,582	£10,704,233	£9,882,373
60% LAR : 40% CIR	40%	£16,366,195	£11,347,334	£9,646,853	£9,547,412	£9,300,588	£7,818,743	£7,000,690
60% LAR : 40% CIR	45%	£13,265,518	£8,454,267	£6,745,215	£6,645,428	£6,398,597	£4,905,138	£4,087,530
60% LAR : 40% CIR	50%	£10,200,483	£5,529,673	£3,811,137	£3,711,476	£3,462,323	£1,967,406	£1,136,896
Residual Land values compared to benchmark land values		£97,649,000						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£84,007,148	£70,301,884	£72,005,342	£72,104,193	£72,352,686	£71,807,604	£74,003,615
60% LAR : 40% CIR	5%	£76,665,110	£63,066,498	£64,868,778	£64,868,748	£65,162,071	£64,668,208	£67,461,268
60% LAR : 40% CIR	10%	£69,361,861	£55,816,139	£57,624,265	£57,717,498	£57,970,907	£57,476,949	£60,269,318
60% LAR : 40% CIR	15%	£62,051,509	£48,564,977	£50,369,892	£50,509,194	£50,807,500	£49,307,689	£52,103,534
60% LAR : 40% CIR	20%	£54,741,156	£41,313,826	£43,126,106	£43,301,442	£43,698,248	£42,193,826	£44,940,294
60% LAR : 40% CIR	25%	£47,434,813	£34,064,715	£35,878,339	£36,251,772	£36,504,587	£34,997,393	£37,743,577
60% LAR : 40% CIR	30%	£40,128,469	£26,815,561	£28,630,181	£28,954,912	£29,158,112	£27,650,112	£30,390,000
60% LAR : 40% CIR	35%	£32,822,124	£19,566,406	£21,379,827	£21,703,248	£21,856,652	£20,348,652	£23,090,888
60% LAR : 40% CIR	40%	£25,515,779	£12,317,251	£14,132,008	£14,406,668	£14,520,000	£13,012,000	£15,754,000
60% LAR : 40% CIR	45%	£18,209,432	£5,068,103	£6,882,743	£6,993,532	£7,055,000	£5,547,000	£8,290,000
60% LAR : 40% CIR	50%	£10,903,085	£-2,137,947	£3,674,863	£3,743,494	£3,765,000	£2,250,000	£4,990,000
Residual Land values compared to benchmark land values		£67,186,000						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£19,549,825	£25,436,399	£27,148,905	£27,246,188	£27,494,177	£26,988,338	£29,687,796
60% LAR : 40% CIR	5%	£17,655,644	£23,549,644	£25,262,884	£25,359,469	£25,607,458	£25,101,619	£27,801,077
60% LAR : 40% CIR	10%	£15,761,519	£21,654,978	£23,377,258	£23,473,258	£23,721,247	£23,215,408	£25,916,935
60% LAR : 40% CIR	15%	£13,867,394	£19,760,312	£21,482,598	£21,578,598	£21,826,587	£21,320,748	£24,022,462
60% LAR : 40% CIR	20%	£11,973,269	£17,865,646	£19,594,932	£19,690,932	£19,938,921	£19,433,082	£22,128,337
60% LAR : 40% CIR	25%	£10,079,144	£15,970,980	£17,700,218	£17,796,218	£18,044,207	£17,538,368	£20,234,212
60% LAR : 40% CIR	30%	£8,185,019	£14,076,316	£15,805,554	£15,901,554	£16,149,543	£15,643,704	£18,340,087
60% LAR : 40% CIR	35%	£6,290,894	£12,181,652	£13,916,890	£14,012,890	£14,260,879	£13,755,040	£16,445,962
60% LAR : 40% CIR	40%	£4,396,769	£10,286,988	£12,022,226	£12,118,226	£12,366,215	£11,860,376	£14,551,837
60% LAR : 40% CIR	45%	£2,502,644	£8,392,324	£10,127,562	£10,223,562	£10,471,551	£9,965,712	£12,657,702
60% LAR : 40% CIR	50%	£627,527	£6,497,660	£8,232,898	£8,328,898	£8,576,887	£8,071,048	£10,772,577
Residual Land values compared to benchmark land values		£40,420,000						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£14,498,508	£10,783,224	£12,487,362	£12,586,093	£12,834,526	£12,328,687	£15,175,519
60% LAR : 40% CIR	5%	£13,134,881	£9,624,536	£11,328,618	£11,427,349	£11,675,782	£11,169,943	£14,017,825
60% LAR : 40% CIR	10%	£11,770,254	£8,464,851	£10,173,903	£10,272,634	£10,521,067	£10,015,228	£12,867,707
60% LAR : 40% CIR	15%	£10,405,627	£7,305,166	£8,919,218	£9,017,949	£9,266,382	£8,760,543	£11,617,589
60% LAR : 40% CIR	20%	£9,041,000	£6,145,481	£7,764,533	£7,863,264	£8,111,697	£7,605,858	£10,467,471
60% LAR : 40% CIR	25%	£7,676,373	£4,985,796	£6,609,848	£6,708,579	£6,957,012	£6,451,173	£9,317,353
60% LAR : 40% CIR	30%	£6,311,746	£3,826,111	£5,450,959	£5,549,690	£5,798,123	£5,292,284	£8,167,235
60% LAR : 40% CIR	35%	£4,947,119	£2,666,426	£4,296,074	£4,394,805	£4,643,238	£4,137,399	£6,917,117
60% LAR : 40% CIR	40%	£3,582,492	£1,506,741	£3,141,189	£3,239,920	£3,488,353	£2,982,514	£5,667,000
60% LAR : 40% CIR	45%	£2,217,865	£331,056	£1,785,294	£1,884,025	£2,132,458	£1,626,619	£4,416,882
60% LAR : 40% CIR	50%	£82,511	£-1,344,337	£625,663	£625,663	£873,117	£375,568	£1,625,844
Residual Land values compared to benchmark land values		£20,601,000						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£16,122,762	£10,872,001	£12,576,508	£12,675,239	£12,923,223	£12,417,384	£15,269,856
60% LAR : 40% CIR	5%	£14,758,135	£9,757,376	£11,461,879	£11,560,610	£11,808,594	£11,302,755	£14,159,228
60% LAR : 40% CIR	10%	£13,393,508	£8,742,747	£10,446,250	£10,545,000	£10,792,984	£10,287,145	£13,052,600
60% LAR : 40% CIR	15%	£12,028,881	£7,728,118	£9,430,621	£9,529,371	£9,777,355	£9,271,516	£11,947,972
60% LAR : 40% CIR	20%	£10,664,254	£6,713,489	£8,415,992	£8,514,742	£8,762,726	£8,256,887	£10,943,344
60% LAR : 40% CIR	25%	£9,300,627	£5,698,860	£7,391,363	£7,490,113	£7,738,097	£7,232,258	£9,938,716
60% LAR : 40% CIR	30%	£7,936,000	£4,684,231	£6,365,734	£6,464,484	£6,712,468	£6,206,629	£8,834,088
60% LAR : 40% CIR	35%	£6,571,373	£3,669,602	£5,351,105	£5,449,855	£5,697,839	£5,192,000	£7,629,460
60% LAR : 40% CIR	40%	£5,206,746	£2,654,973	£4,336,476	£4,435,226	£4,683,210	£4,177,371	£6,524,832
60% LAR : 40% CIR	45%	£3,842,119	£1,640,344	£3,321,847	£3,420,597	£3,668,581	£3,162,742	£5,220,204
60% LAR : 40% CIR	50%	£1,477,492	£62,719	£1,362,219	£1,460,969	£1,708,953	£1,203,114	£3,715,576

LB Camden
Local Plan Viability Testing 2025

Rest 13 T3 - 116 Flats & 4 Pitches at a rent of £57.51 per pitch per week

No Units	116
Site Area	1.04 Ha

Residual land values:

Value Area	Zone A - Kings Cross Lower
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - CIR

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£40,524,815	£34,037,041	£32,326,475	£32,227,272	£31,978,263	£30,485,042	£29,045,734
60% LAR - 40% CIR	5%	£17,547,792	£13,253,376	£12,548,818	£12,450,707	£12,307,214	£11,801,736	£11,281,295
60% LAR - 40% CIR	10%	£34,555,521	£28,458,462	£26,746,182	£26,646,212	£26,396,289	£24,896,752	£23,463,675
60% LAR - 40% CIR	15%	£31,561,105	£25,444,822	£23,732,505	£23,627,064	£23,377,963	£22,083,351	£21,253,012
60% LAR - 40% CIR	20%	£28,561,452	£22,858,083	£21,085,108	£20,965,766	£20,747,410	£19,457,278	£18,428,428
60% LAR - 40% CIR	25%	£25,531,064	£19,959,854	£18,251,508	£18,152,434	£17,804,751	£16,419,652	£15,593,041
60% LAR - 40% CIR	30%	£22,500,067	£17,100,245	£15,386,913	£15,297,187	£15,050,103	£13,567,587	£12,743,983
60% LAR - 40% CIR	35%	£19,454,377	£14,229,367	£12,528,764	£12,436,141	£12,183,582	£10,704,233	£9,882,373
60% LAR - 40% CIR	40%	£16,399,165	£11,347,334	£9,649,853	£9,557,472	£9,305,308	£7,818,143	£6,995,868
60% LAR - 40% CIR	45%	£13,295,518	£8,454,257	£6,745,215	£6,645,428	£6,395,957	£4,886,136	£4,067,570
60% LAR - 40% CIR	50%	£10,200,483	£5,529,673	£3,811,137	£3,711,476	£3,462,323	£1,967,406	£1,136,896

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£34,567,188	£27,301,384	£25,055,342	£24,954,153	£24,702,086	£23,197,604	£21,693,155
60% LAR - 40% CIR	10%	£35,965,239	£27,596,498	£24,836,776	£24,735,148	£24,483,148	£22,978,208	£21,473,255
60% LAR - 40% CIR	15%	£36,861,863	£27,610,138	£24,724,256	£24,622,867	£24,370,868	£22,863,145	£21,358,194
60% LAR - 40% CIR	20%	£37,953,558	£27,740,477	£24,610,852	£24,509,194	£24,259,492	£22,749,492	£21,243,544
60% LAR - 40% CIR	25%	£38,156,138	£27,656,138	£24,501,454	£24,400,309	£24,149,398	£22,630,415	£21,128,415
60% LAR - 40% CIR	30%	£37,954,313	£27,454,713	£24,310,939	£24,251,773	£24,004,857	£22,467,363	£20,951,977
60% LAR - 40% CIR	35%	£37,355,848	£27,255,848	£24,120,424	£24,061,258	£23,814,342	£22,304,143	£20,788,414
60% LAR - 40% CIR	40%	£36,174,775	£26,907,638	£23,805,107	£23,745,912	£23,498,625	£22,138,217	£20,565,865
60% LAR - 40% CIR	45%	£35,253,442	£26,510,703	£23,450,745	£23,391,550	£23,144,303	£21,825,242	£20,247,590
60% LAR - 40% CIR	50%	£33,354,477	£25,025,267	£22,733,624	£22,674,438	£22,426,807	£20,467,454	£19,046,844

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£18,948,825	£26,436,369	£27,148,365	£27,248,189	£27,484,177	£26,889,388	£25,827,758
60% LAR - 40% CIR	5%	£17,965,848	£26,419,884	£26,955,864	£26,955,864	£27,178,868	£26,178,868	£25,178,868
60% LAR - 40% CIR	10%	£24,913,519	£31,614,978	£32,727,258	£32,827,258	£33,077,151	£32,476,888	£31,476,888
60% LAR - 40% CIR	15%	£27,912,335	£33,628,616	£34,740,138	£34,840,138	£35,090,031	£34,489,768	£33,489,768
60% LAR - 40% CIR	20%	£30,911,151	£35,642,254	£36,753,332	£36,853,332	£37,103,225	£36,502,962	£35,502,962
60% LAR - 40% CIR	25%	£33,942,376	£37,613,488	£38,712,032	£38,812,032	£39,061,925	£38,461,662	£37,461,662
60% LAR - 40% CIR	30%	£36,913,303	£39,574,138	£40,671,410	£40,771,410	£41,021,303	£40,421,040	£39,421,040
60% LAR - 40% CIR	35%	£40,118,363	£41,544,073	£42,644,076	£42,744,076	£43,000,888	£42,400,625	£41,400,625
60% LAR - 40% CIR	40%	£43,380,365	£43,514,008	£44,614,181	£44,714,181	£45,000,888	£44,400,625	£43,400,625
60% LAR - 40% CIR	45%	£46,177,552	£45,010,183	£46,123,225	£46,223,225	£46,509,925	£45,909,662	£44,909,662
60% LAR - 40% CIR	50%	£49,422,667	£46,943,267	£48,056,308	£48,156,308	£48,542,925	£47,942,662	£46,942,662

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£4,489,008	£10,783,224	£12,487,182	£12,586,003	£12,834,528	£12,138,444	£11,178,519
60% LAR - 40% CIR	5%	£4,489,008	£10,783,224	£12,487,182	£12,586,003	£12,834,528	£12,138,444	£11,178,519
60% LAR - 40% CIR	10%	£7,419,873	£13,113,138	£15,260,018	£15,358,189	£15,606,311	£14,900,227	£13,940,302
60% LAR - 40% CIR	15%	£10,475,885	£16,381,878	£18,110,089	£18,208,236	£18,456,358	£17,750,274	£16,790,349
60% LAR - 40% CIR	20%	£13,495,348	£19,628,117	£20,941,892	£21,039,549	£21,287,671	£20,581,587	£19,621,662
60% LAR - 40% CIR	25%	£16,501,868	£22,856,356	£23,768,254	£23,866,401	£24,114,523	£23,408,439	£22,448,514
60% LAR - 40% CIR	30%	£19,508,753	£26,055,595	£26,640,779	£26,738,613	£27,000,697	£26,294,613	£25,334,688
60% LAR - 40% CIR	35%	£22,500,647	£29,207,433	£29,580,086	£29,677,920	£30,000,888	£29,294,804	£28,334,879
60% LAR - 40% CIR	40%	£25,559,515	£32,389,488	£32,989,947	£33,087,781	£33,410,888	£32,704,804	£31,744,879
60% LAR - 40% CIR	45%	£28,561,452	£35,514,543	£36,201,005	£36,298,839	£36,621,946	£35,915,862	£34,955,937
60% LAR - 40% CIR	50%	£31,561,105	£38,607,127	£39,225,683	£39,323,517	£39,646,625	£38,940,541	£37,980,616

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£10,100,000	£12,102,000	£13,104,000	£13,202,000	£13,300,000	£12,800,000	£12,300,000
60% LAR - 40% CIR	5%	£10,100,000	£12,102,000	£13,104,000	£13,202,000	£13,300,000	£12,800,000	£12,300,000
60% LAR - 40% CIR	10%	£13,100,000	£15,102,000	£16,104,000	£16,202,000	£16,300,000	£15,800,000	£15,300,000
60% LAR - 40% CIR	15%	£16,100,000	£18,104,000	£19,106,000	£19,204,000	£19,302,000	£18,802,000	£18,302,000
60% LAR - 40% CIR	20%	£19,100,000	£21,106,000	£22,108,000	£22,206,000	£22,304,000	£21,804,000	£21,304,000
60% LAR - 40% CIR	25%	£22,100,000	£24,108,000	£25,110,000	£25,208,000	£25,306,000	£24,806,000	£24,306,000
60% LAR - 40% CIR	30%	£25,100,000	£27,110,000	£28,112,000	£28,210,000	£28,308,000	£27,808,000	£27,308,000
60% LAR - 40% CIR	35%	£28,100,000	£30,112,000	£31,114,000	£31,212,000	£31,310,000	£30,810,000	£30,310,000
60% LAR - 40% CIR	40%	£31,100,000	£33,114,000	£34,116,000	£34,214,000	£34,312,000	£33,812,000	£33,312,000
60% LAR - 40% CIR	45%	£34,100,000	£36,116,000	£37,118,000	£37,216,000	£37,314,000	£36,814,000	£36,314,000
60% LAR - 40% CIR	50%	£37,100,000	£39,118,000	£40,120,000	£40,218,000	£40,316,000	£39,816,000	£39,316,000

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £57.51 per pitch per week

No Units	116
Site Area	1.04 Ha

Residual land values:

Value Area Zone A - Kings Cross Higher

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£48,015,464	£41,527,886	£39,817,323	£39,718,119	£39,470,111	£37,882,060	£37,155,365
60% LAR - 40% CIR	5%	£44,864,097	£38,369,882	£36,665,921	£36,567,100	£36,320,063	£34,837,152	£34,014,251
60% LAR - 40% CIR	10%	£41,361,683	£35,200,225	£33,502,356	£33,403,889	£33,157,722	£31,680,720	£30,860,154
60% LAR - 40% CIR	15%	£37,658,326	£32,019,032	£30,326,736	£30,228,592	£29,983,234	£28,510,159	£27,678,819
60% LAR - 40% CIR	20%	£34,544,131	£29,826,409	£27,138,177	£27,041,328	£26,796,171	£25,326,038	£24,478,186
60% LAR - 40% CIR	25%	£31,149,201	£25,622,488	£23,922,220	£23,823,146	£23,575,464	£22,089,365	£21,263,754
60% LAR - 40% CIR	30%	£27,143,640	£22,362,910	£20,588,685	£20,482,788	£20,234,852	£18,860,852	£18,036,647
60% LAR - 40% CIR	35%	£24,327,553	£19,143,985	£17,443,381	£17,344,758	£17,096,200	£15,818,851	£14,996,590
60% LAR - 40% CIR	40%	£20,911,648	£15,883,965	£14,166,423	£14,069,581	£13,821,878	£12,656,265	£11,844,990
60% LAR - 40% CIR	45%	£17,454,040	£12,612,779	£10,917,929	£10,819,640	£10,573,919	£9,509,594	£8,727,894
60% LAR - 40% CIR	50%	£13,980,957	£9,330,722	£7,638,014	£7,539,044	£7,289,891	£6,394,974	£4,964,485

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£58,990,363	£51,185,076	£49,480,037	£49,381,832	£49,133,907	£47,651,208	£46,827,759
60% LAR - 40% CIR	10%	£55,253,217	£48,254,725	£46,552,604	£46,454,400	£46,206,475	£44,723,776	£43,899,327
60% LAR - 40% CIR	15%	£51,516,064	£45,124,224	£43,424,224	£43,326,020	£43,078,095	£41,595,396	£40,770,947
60% LAR - 40% CIR	20%	£47,778,909	£42,013,723	£40,313,723	£40,215,519	£39,967,594	£38,484,895	£37,660,446
60% LAR - 40% CIR	25%	£44,041,754	£38,903,222	£37,203,222	£37,105,018	£36,857,093	£35,374,394	£34,549,945
60% LAR - 40% CIR	30%	£40,304,600	£35,792,720	£34,092,720	£33,994,516	£33,746,591	£32,263,892	£31,439,443
60% LAR - 40% CIR	35%	£36,567,445	£32,682,218	£30,982,218	£30,884,014	£30,636,089	£29,153,390	£28,328,941
60% LAR - 40% CIR	40%	£32,830,290	£29,571,716	£27,871,716	£27,773,512	£27,525,587	£26,042,888	£25,218,439
60% LAR - 40% CIR	45%	£29,093,135	£26,461,214	£24,761,214	£24,663,010	£24,415,085	£22,932,386	£22,107,937
60% LAR - 40% CIR	50%	£25,356,000	£23,350,712	£21,650,712	£21,552,508	£21,304,583	£20,000,000	£19,175,551

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£11,457,975	£17,949,552	£19,899,117	£19,799,321	£19,603,325	£21,491,380	£22,318,075
60% LAR - 40% CIR	5%	£10,869,343	£17,103,158	£18,959,713	£18,859,917	£18,663,921	£20,551,976	£21,378,671
60% LAR - 40% CIR	10%	£10,171,752	£16,257,715	£18,114,270	£18,014,474	£17,818,478	£19,706,533	£20,533,228
60% LAR - 40% CIR	15%	£9,474,161	£15,412,278	£17,269,823	£17,169,927	£16,973,931	£18,862,086	£19,688,781
60% LAR - 40% CIR	20%	£8,776,570	£14,566,840	£16,424,378	£16,324,482	£16,128,486	£18,010,641	£18,837,336
60% LAR - 40% CIR	25%	£8,078,979	£13,721,402	£15,581,933	£15,482,037	£15,286,041	£17,102,796	£17,929,491
60% LAR - 40% CIR	30%	£7,381,388	£12,875,964	£14,737,488	£14,637,592	£14,441,596	£16,194,351	£17,021,046
60% LAR - 40% CIR	35%	£6,683,797	£12,030,526	£13,893,043	£13,793,147	£13,597,151	£15,286,006	£16,112,701
60% LAR - 40% CIR	40%	£5,986,206	£11,185,088	£13,048,605	£12,948,709	£12,752,713	£14,377,561	£15,203,256
60% LAR - 40% CIR	45%	£5,288,615	£10,339,650	£12,204,167	£12,104,271	£11,908,275	£13,469,116	£14,293,807
60% LAR - 40% CIR	50%	£4,591,024	£9,494,212	£11,359,729	£11,259,833	£11,063,837	£12,560,677	£13,389,358

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£5,576,553	£9,151,117	£10,151,677	£10,051,881	£9,952,085	£10,952,141	£11,952,197
60% LAR - 40% CIR	5%	£2,627,297	£3,968,918	£4,370,877	£4,271,081	£4,171,285	£4,799,048	£5,201,549
60% LAR - 40% CIR	10%	£2,158,474	£3,309,351	£3,611,310	£3,511,514	£3,411,718	£3,939,481	£4,341,982
60% LAR - 40% CIR	15%	£1,689,651	£2,649,784	£2,951,743	£2,851,947	£2,752,151	£3,280,004	£3,682,505
60% LAR - 40% CIR	20%	£1,220,828	£1,990,217	£2,292,176	£2,192,380	£2,092,584	£2,620,437	£3,022,938
60% LAR - 40% CIR	25%	£7,452,895	£13,210,291	£14,811,350	£14,711,554	£14,611,758	£16,211,813	£17,811,868
60% LAR - 40% CIR	30%	£6,983,069	£12,464,853	£13,866,912	£13,767,116	£13,667,320	£15,267,375	£16,867,430
60% LAR - 40% CIR	35%	£6,513,242	£11,719,415	£13,121,474	£13,021,678	£12,921,882	£14,517,437	£16,117,985
60% LAR - 40% CIR	40%	£6,043,415	£10,973,977	£12,376,036	£12,276,240	£12,176,444	£13,772,499	£15,368,040
60% LAR - 40% CIR	45%	£5,573,588	£10,228,539	£11,626,597	£11,526,801	£11,426,905	£13,018,054	£14,618,095
60% LAR - 40% CIR	50%	£5,103,761	£9,483,101	£10,876,159	£10,776,363	£10,676,567	£12,268,109	£13,868,146

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£2,250,027	£3,102,182	£3,252,085	£3,152,289	£3,052,493	£3,152,497	£3,252,501
60% LAR - 40% CIR	5%	£1,978,643	£3,175,185	£3,277,316	£3,177,849	£3,078,382	£3,178,386	£3,278,390
60% LAR - 40% CIR	10%	£1,663,289	£2,593,992	£2,801,096	£2,701,629	£2,602,162	£2,702,166	£2,802,170
60% LAR - 40% CIR	15%	£1,347,935	£2,012,800	£2,219,204	£2,119,737	£2,020,270	£2,120,274	£2,220,278
60% LAR - 40% CIR	20%	£1,032,581	£1,431,604	£1,639,008	£1,539,541	£1,440,074	£1,540,078	£1,640,082
60% LAR - 40% CIR	25%	£727,227	£850,408	£972,812	£873,345	£793,878	£913,882	£1,033,886
60% LAR - 40% CIR	30%	£421,873	£555,212	£677,616	£578,149	£498,682	£618,686	£738,690
60% LAR - 40% CIR	35%	£216,519	£360,016	£481,820	£382,353	£302,886	£422,890	£542,894
60% LAR - 40% CIR	40%	£11,115,754	£20,152,895	£22,899,377	£22,799,581	£22,699,785	£24,299,840	£25,099,844
60% LAR - 40% CIR	45%	£10,645,923	£19,407,457	£22,151,871	£22,052,075	£21,952,279	£23,552,334	£24,352,338
60% LAR - 40% CIR	50%	£10,176,092	£18,659,019	£21,403,425	£21,303,629	£21,203,833	£22,803,888	£23,603,892

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £57.51 per pitch per week			Value Area		Zone A - Lower Central Zone	
No Units Site Area			Sales value inflation Build cost inflation Tenure		Base Base LAR - CIR	
Residual land values:						
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
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			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
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			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
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			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
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			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
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			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	

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Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £57.51 per pitch per week

No Units 116
Site Area 1.04 Ha

Residual land values:

Value Area Zone A - Medium Central Zone

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£72,881,060	£96,480,986	£54,786,816	£64,697,812	£64,439,604	£82,851,552	£82,124,858
0% LAR - 40% CIR	5%	£68,299,841	£92,090,902	£50,388,941	£60,341,071	£60,084,170	£78,496,770	£77,773,466
0% LAR - 40% CIR	10%	£63,707,942	£87,672,769	£55,974,889	£55,876,433	£55,630,265	£74,153,264	£73,432,707
0% LAR - 40% CIR	15%	£59,105,164	£83,243,100	£51,560,805	£51,452,661	£51,207,303	£69,735,155	£69,014,294
0% LAR - 40% CIR	20%	£54,491,709	£78,802,003	£47,144,772	£47,036,922	£46,772,289	£65,304,562	£64,586,151
0% LAR - 40% CIR	25%	£49,867,681	£44,349,588	£42,666,915	£42,569,331	£42,325,370	£40,861,605	£40,048,403
0% LAR - 40% CIR	30%	£45,222,285	£39,885,962	£38,350,351	£37,868,633	£37,458,407	£36,005,170	£35,192,715
0% LAR - 40% CIR	35%	£40,587,724	£35,411,239	£33,736,195	£33,336,053	£33,396,290	£31,939,084	£31,129,578
0% LAR - 40% CIR	40%	£35,942,441	£30,945,548	£29,253,659	£28,114,182	£27,459,160	£26,001,743	£25,192,715
0% LAR - 40% CIR	45%	£31,197,442	£26,428,939	£24,759,560	£24,662,749	£24,420,722	£22,961,348	£22,142,267
0% LAR - 40% CIR	50%	£26,501,509	£21,921,581	£20,239,597	£20,141,434	£19,896,026	£18,423,576	£17,605,548

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£13,255,519	£19,484,060	£41,168,019	£41,259,639	£41,213,989	£42,896,190	£42,813,691
0% LAR - 40% CIR	5%	£12,747,413	£18,976,121	£40,660,051	£40,751,527	£40,705,895	£42,387,606	£42,305,225
0% LAR - 40% CIR	10%	£12,240,486	£18,468,196	£40,151,080	£40,242,496	£40,196,967	£41,970,005	£41,887,466
0% LAR - 40% CIR	15%	£11,733,551	£17,960,267	£39,642,109	£39,733,061	£39,687,961	£41,543,061	£41,459,809
0% LAR - 40% CIR	20%	£11,226,624	£17,452,338	£39,133,138	£39,224,089	£39,179,089	£41,110,056	£41,026,857
0% LAR - 40% CIR	25%	£10,719,697	£16,944,409	£38,624,167	£38,715,119	£38,670,119	£40,677,051	£40,593,652
0% LAR - 40% CIR	30%	£10,212,770	£16,436,480	£38,115,196	£38,206,147	£38,161,147	£40,242,046	£40,158,647
0% LAR - 40% CIR	35%	£9,705,843	£15,928,551	£37,606,225	£37,697,178	£37,652,178	£39,807,041	£39,722,642
0% LAR - 40% CIR	40%	£9,198,916	£15,420,622	£37,097,254	£37,188,200	£37,143,200	£39,372,036	£39,287,637
0% LAR - 40% CIR	45%	£8,691,989	£14,912,693	£36,588,283	£36,679,229	£36,634,229	£38,942,031	£38,857,632
0% LAR - 40% CIR	50%	£8,185,062	£14,404,764	£36,079,312	£36,170,268	£36,125,268	£38,512,026	£38,427,627

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£13,407,620	£7,017,546	£5,313,376	£5,214,172	£4,989,164	£3,478,112	£2,651,418
0% LAR - 40% CIR	5%	£13,026,501	£6,636,427	£4,932,257	£4,833,053	£4,608,045	£3,097,000	£2,270,306
0% LAR - 40% CIR	10%	£12,645,382	£6,255,308	£4,551,138	£4,451,934	£4,226,926	£2,715,881	£1,894,191
0% LAR - 40% CIR	15%	£12,264,263	£5,874,189	£4,170,019	£4,070,815	£3,845,807	£2,334,762	£1,513,072
0% LAR - 40% CIR	20%	£11,883,144	£5,493,070	£3,788,900	£3,689,696	£3,464,688	£1,953,643	£1,131,954
0% LAR - 40% CIR	25%	£11,502,025	£5,111,951	£3,407,781	£3,308,577	£3,083,569	£1,572,524	£750,835
0% LAR - 40% CIR	30%	£11,120,906	£4,730,832	£3,026,662	£2,927,458	£2,702,450	£1,191,405	£329,716
0% LAR - 40% CIR	35%	£10,739,787	£4,349,713	£2,645,543	£2,546,339	£2,321,331	£810,286	£-41,403
0% LAR - 40% CIR	40%	£10,358,668	£3,968,594	£2,264,424	£2,165,220	£1,940,212	£429,167	£-302,524
0% LAR - 40% CIR	45%	£9,977,549	£3,587,475	£1,883,305	£1,784,101	£1,559,093	£48,048	£-493,645
0% LAR - 40% CIR	50%	£9,596,430	£3,206,356	£1,502,186	£1,402,982	£1,177,974	£-107,474	£-584,766

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£10,844,269	£24,354,186	£22,750,016	£22,856,812	£22,402,854	£20,914,752	£20,089,055
0% LAR - 40% CIR	5%	£98,263,141	£20,054,100	£18,350,141	£18,251,321	£18,004,271	£16,521,970	£15,698,469
0% LAR - 40% CIR	10%	£17,617,142	£19,336,969	£13,538,069	£13,563,633	£13,563,633	£12,118,484	£11,295,907
0% LAR - 40% CIR	15%	£17,068,364	£11,206,300	£9,514,005	£9,415,861	£9,170,503	£7,688,355	£6,866,494
0% LAR - 40% CIR	20%	£16,519,586	£8,355,303	£5,077,472	£4,981,122	£4,736,499	£3,252,392	£2,430,521
0% LAR - 40% CIR	25%	£15,970,808	£6,904,119	£3,632,531	£3,536,279	£3,291,735	£1,788,581	£968,593
0% LAR - 40% CIR	30%	£15,422,030	£5,452,936	£2,181,348	£2,085,087	£1,839,824	£1,326,326	£555,035
0% LAR - 40% CIR	35%	£14,873,252	£4,001,753	£720,165	£623,907	£476,850	£81,269	£-104,630
0% LAR - 40% CIR	40%	£14,324,474	£2,550,570	£-328,018	£-231,061	£-74,104	£-408,719	£-658,224
0% LAR - 40% CIR	45%	£13,775,696	£1,099,387	£-877,201	£-980,203	£-1,332,808	£-1,577,040	£-2,189,657
0% LAR - 40% CIR	50%	£13,226,918	£-351,793	£-1,428,404	£-1,531,606	£-1,884,608	£-2,123,224	£-2,480,433

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£1,488,988	£42,981,776	£42,262,572	£42,163,031	£41,509,512	£41,509,512	£40,855,993
0% LAR - 40% CIR	5%	£1,488,988	£42,981,776	£42,262,572	£42,163,031	£41,509,512	£41,509,512	£40,855,993
0% LAR - 40% CIR	10%	£1,488,988	£42,981,776	£42,262,572	£42,163,031	£41,509,512	£41,509,512	£40,855,993
0% LAR - 40% CIR	15%	£1,488,988	£42,981,776	£42,262,572	£42,163,031	£41,509,512	£41,509,512	£40,855,993
0% LAR - 40% CIR	20%	£1,488,988	£42,981,776	£42,262,572	£42,163,031	£41,509,512	£41,509,512	£40,855,993
0% LAR - 40% CIR	25%	£1,488,988	£42,981,776	£42,262,572	£42,163,031	£41,509,512	£41,509,512	£40,855,993
0% LAR - 40% CIR	30%	£1,488,988	£42,981,776	£42,262,572	£42,163,031	£41,509,512	£41,509,512	£40,855,993
0% LAR - 40% CIR	35%	£1,488,988	£42,981,776	£42,262,572	£42,163,031	£41,509,512	£41,509,512	£40,855,993
0% LAR - 40% CIR	40%	£1,488,988	£42,981,776	£42,262,572	£42,163,031	£41,509,512	£41,509,512	£40,855,993
0% LAR - 40% CIR	45%	£1,488,988	£42,981,776	£42,262,572	£42,163,031	£41,509,512	£41,509,512	£40,855,993
0% LAR - 40% CIR	50%	£1,488,988	£42,981,776	£42,262,572	£42,163,031	£41,509,512	£41,509,512	£40,855,993

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No Units 116
Site Area 1.04 Ha

Residual land values:

Value Area Zone A - Higher Central Zone

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR: 40% CIR	5%	£82,807,017	£76,416,944	£74,732,085	£74,634,374	£74,390,092	£72,924,404	£72,110,134
80% LAR: 40% CIR	10%	£77,729,861	£71,329,980	£69,651,831	£69,734,296	£69,011,969	£68,547,117	£67,223,877
80% LAR: 40% CIR	15%	£72,641,304	£66,631,544	£64,955,191	£64,862,504	£64,150,282	£63,261,725	£62,301,725
80% LAR: 40% CIR	20%	£67,542,227	£61,721,742	£60,040,432	£59,942,288	£59,096,930	£58,224,762	£57,406,922
80% LAR: 40% CIR	25%	£62,432,475	£56,792,240	£55,109,009	£55,007,180	£54,162,537	£53,264,789	£52,476,386
80% LAR: 40% CIR	30%	£57,312,150	£51,840,435	£50,157,764	£50,060,179	£49,186,218	£48,352,454	£47,539,251
80% LAR: 40% CIR	35%	£52,191,354	£46,877,420	£45,188,810	£45,091,481	£44,193,000	£43,397,864	£42,586,628
80% LAR: 40% CIR	40%	£47,040,190	£41,903,368	£40,228,263	£40,131,121	£39,088,269	£38,431,153	£37,621,644
80% LAR: 40% CIR	45%	£41,875,419	£36,818,307	£35,143,307	£35,046,776	£33,849,970	£33,452,438	£32,844,771
80% LAR: 40% CIR	50%	£36,690,730	£31,822,227	£30,252,440	£30,155,608	£28,914,010	£28,461,842	£27,655,062
80% LAR: 40% CIR	55%	£31,495,827	£26,915,480	£25,348,212	£25,151,523	£24,009,804	£23,459,483	£22,646,182

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR: 40% CIR	5%	£23,525,359	£10,024,986	£11,703,329	£11,850,694	£12,007,519	£13,507,783	£14,311,283
80% LAR: 40% CIR	10%	£20,913,695	£14,221,416	£14,585,768	£14,762,796	£14,935,078	£16,414,478	£17,218,225
80% LAR: 40% CIR	15%	£14,514,113	£19,403,410	£14,014,024	£14,181,608	£14,341,868,000	£16,010,178	£16,168,008
80% LAR: 40% CIR	20%	£11,122,440	£14,792,720	£10,449,951	£10,547,390	£10,762,423	£14,280,181	£14,078,470
80% LAR: 40% CIR	25%	£8,643,475	£11,744,142	£7,301,786	£7,414,142	£7,526,588	£11,142,142	£10,990,142
80% LAR: 40% CIR	30%	£4,317,006	£14,677,540	£10,308,100	£10,433,496	£10,598,870	£10,157,096	£10,990,332
80% LAR: 40% CIR	35%	£1,121,250	£14,677,540	£10,308,100	£10,433,496	£10,598,870	£10,157,096	£10,990,332
80% LAR: 40% CIR	40%	£1,121,250	£14,677,540	£10,308,100	£10,433,496	£10,598,870	£10,157,096	£10,990,332
80% LAR: 40% CIR	45%	£1,121,250	£14,677,540	£10,308,100	£10,433,496	£10,598,870	£10,157,096	£10,990,332
80% LAR: 40% CIR	50%	£1,121,250	£14,677,540	£10,308,100	£10,433,496	£10,598,870	£10,157,096	£10,990,332

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR: 40% CIR	5%	£23,333,577	£16,943,504	£16,258,845	£15,180,534	£14,916,652	£13,450,964	£12,838,864
80% LAR: 40% CIR	10%	£18,256,161	£12,059,540	£12,331,191	£10,280,656	£10,037,519	£8,573,737	£7,759,237
80% LAR: 40% CIR	15%	£13,167,864	£7,158,104	£5,485,751	£5,388,764	£5,145,842	£3,668,841	£2,848,285
80% LAR: 40% CIR	20%	£10,059,265	£2,246,302	£2,566,962	£2,266,948	£2,221,430	£1,288,869	£998,869
80% LAR: 40% CIR	25%	£4,381,290	£7,893,305	£10,315,676	£9,413,261	£9,087,225	£11,120,886	£11,034,189
80% LAR: 40% CIR	30%	£1,121,250	£14,677,540	£10,308,100	£10,433,496	£10,598,870	£10,157,096	£10,990,332
80% LAR: 40% CIR	35%	£1,121,250	£14,677,540	£10,308,100	£10,433,496	£10,598,870	£10,157,096	£10,990,332
80% LAR: 40% CIR	40%	£1,121,250	£14,677,540	£10,308,100	£10,433,496	£10,598,870	£10,157,096	£10,990,332
80% LAR: 40% CIR	45%	£1,121,250	£14,677,540	£10,308,100	£10,433,496	£10,598,870	£10,157,096	£10,990,332
80% LAR: 40% CIR	50%	£1,121,250	£14,677,540	£10,308,100	£10,433,496	£10,598,870	£10,157,096	£10,990,332

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR: 40% CIR	5%	£10,770,217	£14,380,144	£12,095,262	£12,597,974	£12,353,292	£10,887,804	£10,071,334
80% LAR: 40% CIR	10%	£10,892,801	£19,493,180	£12,814,831	£12,717,496	£12,474,159	£10,010,377	£10,186,877
80% LAR: 40% CIR	15%	£10,894,544	£19,493,180	£12,814,831	£12,717,496	£12,474,159	£10,010,377	£10,186,877
80% LAR: 40% CIR	20%	£10,894,544	£19,493,180	£12,814,831	£12,717,496	£12,474,159	£10,010,377	£10,186,877
80% LAR: 40% CIR	25%	£10,894,544	£19,493,180	£12,814,831	£12,717,496	£12,474,159	£10,010,377	£10,186,877
80% LAR: 40% CIR	30%	£10,894,544	£19,493,180	£12,814,831	£12,717,496	£12,474,159	£10,010,377	£10,186,877
80% LAR: 40% CIR	35%	£10,894,544	£19,493,180	£12,814,831	£12,717,496	£12,474,159	£10,010,377	£10,186,877
80% LAR: 40% CIR	40%	£10,894,544	£19,493,180	£12,814,831	£12,717,496	£12,474,159	£10,010,377	£10,186,877
80% LAR: 40% CIR	45%	£10,894,544	£19,493,180	£12,814,831	£12,717,496	£12,474,159	£10,010,377	£10,186,877
80% LAR: 40% CIR	50%	£10,894,544	£19,493,180	£12,814,831	£12,717,496	£12,474,159	£10,010,377	£10,186,877

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR: 40% CIR	5%	£10,770,217	£14,380,144	£12,095,262	£12,597,974	£12,353,292	£10,887,804	£10,071,334
80% LAR: 40% CIR	10%	£10,892,801	£19,493,180	£12,814,831	£12,717,496	£12,474,159	£10,010,377	£10,186,877
80% LAR: 40% CIR	15%	£10,894,544	£19,493,180	£12,814,831	£12,717,496	£12,474,159	£10,010,377	£10,186,877
80% LAR: 40% CIR	20%	£10,894,544	£19,493,180	£12,814,831	£12,717,496	£12,474,159	£10,010,377	£10,186,877
80% LAR: 40% CIR	25%	£10,894,544	£19,493,180	£12,814,831	£12,717,496	£12,474,159	£10,010,377	£10,186,877
80% LAR: 40% CIR	30%	£10,894,544	£19,493,180	£12,814,831	£12,717,496	£12,474,159	£10,010,377	£10,186,877
80% LAR: 40% CIR	35%	£10,894,544	£19,493,180	£12,814,831	£12,717,496	£12,474,159	£10,010,377	£10,186,877
80% LAR: 40% CIR	40%	£10,894,544	£19,493,180	£12,814,831	£12,717,496	£12,474,159	£10,010,377	£10,186,877
80% LAR: 40% CIR	45%	£10,894,544	£19,493,180	£12,814,831	£12,717,496	£12,474,159	£10,010,377	£10,186,877
80% LAR: 40% CIR	50%	£10,894,544	£19,493,180	£12,814,831	£12,717,496	£12,474,159	£10,010,377	£10,186,877

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £119.90 per pitch per week		Value Area		Zone A - Kings Cross Higher	
No Units	116	Sales value inflation	Base	Build cost inflation	Base
Site Area	1.64 Ha	Tenure	LAR - CIR		
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CIR	0%	£48,014.162	£41,726.357	£40,016.021	£50,516.811
60% LAR - 40% CIR	5%	£44,862.795	£38,628.079	£38,664.622	£39,686.859
60% LAR - 40% CIR	10%	£41,300.381	£36,388.954	£36,701.054	£36,705.862
60% LAR - 40% CIR	15%	£38,127.025	£33,217.025	£33,525.433	£33,427.250
60% LAR - 40% CIR	20%	£34,742.929	£29,025.106	£27,337.875	£27,240.226
60% LAR - 40% CIR	25%	£31,347.898	£25,821.165	£24,123.550	£24,024.877
60% LAR - 40% CIR	30%	£27,942.538	£22,584.639	£20,903.416	£20,757.583
60% LAR - 40% CIR	35%	£24,536.252	£19,345.715	£17,645.111	£17,546.488
60% LAR - 40% CIR	40%	£21,129.144	£16,105.634	£14,388.154	£14,289.712
60% LAR - 40% CIR	45%	£17,722.771	£12,814.569	£11,119.658	£11,021.331
60% LAR - 40% CIR	50%	£14,316.688	£9,522.451	£7,836.744	£7,741.581
Residual Land values compared to benchmark land values		£97,649,000			
Higher Value Secondary Offices					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CIR	0%	£53,325.126	£39,565.373	£37,556.732	£51,755.132
60% LAR - 40% CIR	5%	£50,886.849	£36,366.861	£34,356.536	£48,551.514
60% LAR - 40% CIR	10%	£48,448.572	£33,168.354	£31,156.031	£45,346.997
60% LAR - 40% CIR	15%	£46,010.295	£30,000.251	£27,988.527	£42,142.480
60% LAR - 40% CIR	20%	£43,572.018	£26,832.148	£24,779.014	£38,937.963
60% LAR - 40% CIR	25%	£41,133.741	£23,664.045	£21,570.501	£35,733.446
60% LAR - 40% CIR	30%	£38,695.464	£20,495.942	£18,362.988	£32,528.929
60% LAR - 40% CIR	35%	£36,257.187	£17,327.839	£15,155.481	£29,324.412
60% LAR - 40% CIR	40%	£33,818.910	£14,159.736	£11,947.974	£26,119.895
60% LAR - 40% CIR	45%	£31,380.633	£10,991.633	£8,740.467	£22,915.378
60% LAR - 40% CIR	50%	£28,942.356	£7,823.530	£5,532.960	£19,710.861
Residual Land values compared to benchmark land values		£57,186,000			
Medium Value Secondary Offices					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CIR	0%	£11,289.218	£17,740.883	£16,407.419	£19,556.622
60% LAR - 40% CIR	5%	£14,616.645	£20,554.461	£19,216.818	£22,367.848
60% LAR - 40% CIR	10%	£17,973.559	£24,364.516	£22,972.386	£25,179.883
60% LAR - 40% CIR	15%	£21,346.475	£27,226.111	£25,726.911	£27,990.917
60% LAR - 40% CIR	20%	£24,739.811	£30,088.334	£28,532.365	£30,803.951
60% LAR - 40% CIR	25%	£28,133.643	£32,950.557	£31,385.595	£33,616.985
60% LAR - 40% CIR	30%	£31,527.102	£35,812.780	£34,238.024	£36,430.019
60% LAR - 40% CIR	35%	£34,920.561	£38,675.003	£37,103.252	£39,243.052
60% LAR - 40% CIR	40%	£38,314.020	£41,537.226	£40,018.486	£42,056.086
60% LAR - 40% CIR	45%	£41,707.479	£44,399.450	£42,881.712	£44,869.120
60% LAR - 40% CIR	50%	£45,100.938	£47,261.673	£45,743.945	£47,681.153
Residual Land values compared to benchmark land values		£40,420,000			
Lower Value Secondary Offices / Community Space					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CIR	0%	£2,305.365	£3,463.221	£3,172.136	£3,772.136
60% LAR - 40% CIR	5%	£2,305.365	£3,463.221	£3,172.136	£3,772.136
60% LAR - 40% CIR	10%	£2,305.365	£3,463.221	£3,172.136	£3,772.136
60% LAR - 40% CIR	15%	£2,305.365	£3,463.221	£3,172.136	£3,772.136
60% LAR - 40% CIR	20%	£2,305.365	£3,463.221	£3,172.136	£3,772.136
60% LAR - 40% CIR	25%	£2,305.365	£3,463.221	£3,172.136	£3,772.136
60% LAR - 40% CIR	30%	£2,305.365	£3,463.221	£3,172.136	£3,772.136
60% LAR - 40% CIR	35%	£2,305.365	£3,463.221	£3,172.136	£3,772.136
60% LAR - 40% CIR	40%	£2,305.365	£3,463.221	£3,172.136	£3,772.136
60% LAR - 40% CIR	45%	£2,305.365	£3,463.221	£3,172.136	£3,772.136
60% LAR - 40% CIR	50%	£2,305.365	£3,463.221	£3,172.136	£3,772.136
Residual Land values compared to benchmark land values		£20,601,000			
Secondary Industrial/Storage/Distribution					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CIR	0%	£26,786.122	£30,301.247	£18,580.851	£18,491.779
60% LAR - 40% CIR	5%	£22,437.755	£17,143.539	£15,439.582	£15,340.762
60% LAR - 40% CIR	10%	£20,000.341	£13,973.884	£12,277.014	£12,177.547
60% LAR - 40% CIR	15%	£16,761.965	£10,762.089	£9,106.305	£9,002.250
60% LAR - 40% CIR	20%	£13,523.589	£7,550.295	£5,894.511	£5,790.365
60% LAR - 40% CIR	25%	£10,285.213	£4,338.125	£2,682.910	£2,578.837
60% LAR - 40% CIR	30%	£7,046.837	£1,126.559	£0.000.000	£0.000.000
60% LAR - 40% CIR	35%	£3,808.461	£0.000.000	£0.000.000	£0.000.000
60% LAR - 40% CIR	40%	£0.570.000	£0.000.000	£0.000.000	£0.000.000
60% LAR - 40% CIR	45%	£0.000.000	£0.000.000	£0.000.000	£0.000.000
60% LAR - 40% CIR	50%	£0.000.000	£0.000.000	£0.000.000	£0.000.000

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £119.90 per pitch per week
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No Units	116
Site Area	5.66 Ha

Residual land values:

Value Area	Zone A - Medium Central Zone
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - CIR

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	179,076,172	106,888,016	164,585,514	164,585,514	164,585,514	164,585,514	164,585,514
60% LAR - 40% CIR	5%	158,495,654	187,289,597	160,585,640	160,585,640	160,585,640	160,585,640	160,585,640
60% LAR - 40% CIR	10%	153,903,654	197,491,497	156,713,597	156,713,597	156,713,597	156,713,597	156,713,597
60% LAR - 40% CIR	15%	159,300,876	193,441,798	151,749,502	151,749,502	151,681,359	151,406,001	149,115,963
60% LAR - 40% CIR	20%	154,087,422	149,000,311	147,713,469	147,713,469	146,970,386	145,532,369	143,147,859
60% LAR - 40% CIR	25%	150,983,394	144,548,285	142,865,614	142,768,029	142,524,069	141,760,304	140,247,101
60% LAR - 40% CIR	30%	145,435,983	140,584,660	138,008,046	138,008,046	136,965,330	135,655,105	133,765,869
60% LAR - 40% CIR	35%	140,796,421	135,609,938	133,934,893	133,837,751	133,584,869	132,137,763	130,326,274
60% LAR - 40% CIR	40%	136,081,440	131,124,227	129,452,257	129,355,226	129,112,880	127,658,459	126,850,441
60% LAR - 40% CIR	45%	131,366,143	126,927,637	124,969,266	124,861,440	124,619,419	123,165,066	122,343,686
60% LAR - 40% CIR	50%	126,700,628	122,120,279	120,441,328	120,343,164	120,097,755	118,625,306	117,807,278

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

£97,649,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	129,125,125	135,969,355	135,969,355	135,969,355	135,969,355	135,969,355	135,969,355
60% LAR - 40% CIR	5%	124,533,042	131,377,272	131,377,272	131,377,272	131,377,272	131,377,272	131,377,272
60% LAR - 40% CIR	10%	123,851,366	131,063,363	131,063,363	131,063,363	131,063,363	131,063,363	131,063,363
60% LAR - 40% CIR	15%	122,254,064	128,113,362	128,065,358	128,065,358	128,065,358	128,065,358	128,065,358
60% LAR - 40% CIR	20%	124,149,138	129,354,359	124,149,138	124,149,138	124,149,138	124,149,138	124,149,138
60% LAR - 40% CIR	25%	121,491,568	127,500,875	123,983,348	123,983,348	123,983,348	123,983,348	123,983,348
60% LAR - 40% CIR	30%	118,133,977	125,475,330	121,475,330	121,475,330	121,475,330	121,475,330	121,475,330
60% LAR - 40% CIR	35%	110,748,334	120,345,322	117,717,258	117,717,258	117,717,258	117,717,258	117,717,258
60% LAR - 40% CIR	40%	107,149,455	117,435,313	115,002,363	115,002,363	115,002,363	115,002,363	115,002,363
60% LAR - 40% CIR	45%	113,158,523	114,279,323	112,386,762	112,386,762	112,386,762	112,386,762	112,386,762
60% LAR - 40% CIR	50%	114,094,439	109,434,881	107,113,629	107,113,629	107,113,629	107,113,629	107,113,629

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

£57,186,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	113,603,332	127,132,258	125,122,074	125,122,074	125,122,074	125,122,074	125,122,074
60% LAR - 40% CIR	5%	113,602,214	12,616,107	11,112,380	11,112,380	11,112,380	11,112,380	11,112,380
60% LAR - 40% CIR	10%	114,430,214	11,861,975	11,398,845	11,398,845	11,398,845	11,398,845	11,398,845
60% LAR - 40% CIR	15%	114,999,646	11,861,975	11,398,845	11,398,845	11,398,845	11,398,845	11,398,845
60% LAR - 40% CIR	20%	114,788,378	110,472,739	112,759,371	112,759,371	112,759,371	112,759,371	112,759,371
60% LAR - 40% CIR	25%	114,937,568	110,472,739	112,759,371	112,759,371	112,759,371	112,759,371	112,759,371
60% LAR - 40% CIR	30%	114,052,437	110,388,760	112,367,350	112,367,350	112,367,350	112,367,350	112,367,350
60% LAR - 40% CIR	35%	114,717,019	110,388,760	112,367,350	112,367,350	112,367,350	112,367,350	112,367,350
60% LAR - 40% CIR	40%	114,166,077	110,388,760	112,367,350	112,367,350	112,367,350	112,367,350	112,367,350
60% LAR - 40% CIR	45%	113,677,573	110,388,760	112,367,350	112,367,350	112,367,350	112,367,350	112,367,350
60% LAR - 40% CIR	50%	112,772,617	110,388,760	112,367,350	112,367,350	112,367,350	112,367,350	112,367,350

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

£40,420,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	126,458,864	120,252,797	118,548,840	118,548,840	118,548,840	118,548,840	118,548,840
60% LAR - 40% CIR	5%	121,489,864	121,489,864	114,339,797	114,339,797	114,339,797	114,339,797	114,339,797
60% LAR - 40% CIR	10%	117,264,076	111,404,088	109,712,702	109,712,702	109,712,702	109,712,702	109,712,702
60% LAR - 40% CIR	15%	112,500,622	105,963,601	105,276,689	105,276,689	105,276,689	105,276,689	105,276,689
60% LAR - 40% CIR	20%	118,026,564	121,114,485	108,814,124	108,814,124	108,814,124	108,814,124	108,814,124
60% LAR - 40% CIR	25%	114,052,437	110,388,760	112,367,350	112,367,350	112,367,350	112,367,350	112,367,350
60% LAR - 40% CIR	30%	114,717,019	110,388,760	112,367,350	112,367,350	112,367,350	112,367,350	112,367,350
60% LAR - 40% CIR	35%	114,166,077	110,388,760	112,367,350	112,367,350	112,367,350	112,367,350	112,367,350
60% LAR - 40% CIR	40%	113,677,573	110,388,760	112,367,350	112,367,350	112,367,350	112,367,350	112,367,350
60% LAR - 40% CIR	45%	112,772,617	110,388,760	112,367,350	112,367,350	112,367,350	112,367,350	112,367,350
60% LAR - 40% CIR	50%	112,336,112	110,388,760	112,367,350	112,367,350	112,367,350	112,367,350	112,367,350

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

£20,601,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	129,851,732	143,261,238	143,261,238	143,261,238	143,261,238	143,261,238	143,261,238
60% LAR - 40% CIR	5%	147,010,614	140,864,257	139,760,000	139,760,000	139,760,000	139,760,000	139,760,000
60% LAR - 40% CIR	10%	142,478,614	136,446,627	134,748,507	134,748,507	134,748,507	134,748,507	134,748,507
60% LAR - 40% CIR	15%	137,875,836	132,016,758	130,224,462	130,224,462	130,224,462	130,224,462	130,224,462
60% LAR - 40% CIR	20%	127,076,884	127,076,884	125,888,429	125,888,429	125,888,429	125,888,429	125,888,429
60% LAR - 40% CIR	25%	138,638,364	123,123,245	121,440,574	121,440,574	121,440,574	121,440,574	121,440,574
60% LAR - 40% CIR	30%	132,385,443	118,559,620	116,862,510	116,862,510	116,862,510	116,862,510	116,862,510
60% LAR - 40% CIR	35%	119,331,381	114,184,888	112,569,853	112,569,853	112,569,853	112,569,853	112,569,853
60% LAR - 40% CIR	40%	114,599,489	109,698,137	108,027,217	108,027,217	108,027,217	108,027,217	108,027,217
60% LAR - 40% CIR	45%	113,871,590	105,202,097	103,629,218	103,629,218	103,629,218	103,629,218	103,629,218
60% LAR - 40% CIR	50%	112,275,088	100,239	98,872	98,872	98,872	98,872	98,872

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week

No Units 116
Site Area 1.04 Ha

Residual land values:

Value Area Zone A - Zone 1 and Eastern Central Zone

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£40,734,775	£34,247,204	£32,536,638	£32,437,435	£32,189,426	£30,698,413	£29,859,134
60% LAR 40% CIR	5%	£37,157,965	£31,483,139	£29,759,181	£29,560,982	£29,313,911	£27,819,128	£27,014,660
60% LAR 40% CIR	10%	£34,770,084	£28,668,626	£26,959,551	£26,859,582	£26,610,121	£25,117,121	£24,277,044
60% LAR 40% CIR	15%	£31,771,270	£25,858,192	£24,140,075	£24,040,434	£23,791,332	£22,296,722	£21,466,382
60% LAR 40% CIR	20%	£28,761,618	£23,051,453	£21,368,478	£21,268,135	£21,019,135	£19,524,648	£18,694,178
60% LAR 40% CIR	25%	£25,741,228	£20,173,224	£18,484,878	£18,385,805	£18,136,121	£16,641,022	£15,809,412
60% LAR 40% CIR	30%	£22,710,210	£17,213,614	£15,600,300	£15,501,357	£15,251,837	£13,756,967	£12,925,003
60% LAR 40% CIR	35%	£19,667,747	£14,442,737	£12,742,133	£12,643,510	£12,393,852	£10,897,804	£10,066,743
60% LAR 40% CIR	40%	£16,595,255	£11,560,704	£9,865,224	£9,766,178	£9,516,589	£8,020,895	£7,189,250
60% LAR 40% CIR	45%	£13,508,883	£8,667,627	£6,961,841	£6,862,083	£6,612,583	£5,115,762	£4,284,195
60% LAR 40% CIR	50%	£10,413,852	£5,746,298	£4,027,763	£3,928,101	£3,678,949	£2,184,032	£1,353,522

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£37,797,265	£30,991,271	£29,756,179	£29,657,396	£29,411,049	£27,944,234	£27,094,336
60% LAR 40% CIR	5%	£34,764,876	£28,386,134	£27,050,609	£26,951,826	£26,705,479	£25,238,664	£24,388,766
60% LAR 40% CIR	10%	£31,731,844	£25,781,096	£24,444,866	£24,346,083	£24,100,736	£22,633,921	£21,784,023
60% LAR 40% CIR	15%	£28,698,812	£23,176,058	£21,839,836	£21,741,053	£21,495,706	£20,028,891	£19,178,993
60% LAR 40% CIR	20%	£25,665,780	£20,571,020	£19,234,804	£19,136,021	£18,890,674	£17,423,859	£16,573,961
60% LAR 40% CIR	25%	£22,632,748	£17,965,982	£16,629,772	£16,531,000	£16,285,653	£14,818,838	£13,968,940
60% LAR 40% CIR	30%	£19,599,716	£15,360,944	£14,024,740	£13,926,000	£13,680,653	£12,213,838	£11,363,940
60% LAR 40% CIR	35%	£16,566,684	£12,755,906	£11,418,696	£11,320,000	£11,074,653	£9,607,838	£8,757,940
60% LAR 40% CIR	40%	£13,533,652	£10,150,868	£8,811,658	£8,713,000	£8,467,653	£6,999,838	£6,149,940
60% LAR 40% CIR	45%	£10,500,620	£7,545,830	£6,244,620	£6,146,000	£5,900,653	£4,432,838	£3,582,940
60% LAR 40% CIR	50%	£7,467,588	£4,940,792	£3,973,592	£3,875,000	£3,629,653	£2,161,838	£1,311,940

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£34,738,691	£28,228,236	£26,988,802	£26,889,620	£26,643,814	£25,176,627	£24,326,729
60% LAR 40% CIR	5%	£31,705,702	£25,623,198	£24,393,769	£24,294,587	£24,048,781	£22,581,594	£21,731,696
60% LAR 40% CIR	10%	£28,672,713	£23,018,160	£21,703,830	£21,604,648	£21,358,842	£20,001,655	£19,151,757
60% LAR 40% CIR	15%	£25,639,724	£20,413,122	£19,118,900	£19,019,718	£18,773,912	£17,416,725	£16,566,827
60% LAR 40% CIR	20%	£22,606,735	£17,808,084	£16,524,878	£16,425,696	£16,179,890	£14,822,703	£13,972,805
60% LAR 40% CIR	25%	£19,573,746	£15,203,046	£13,931,842	£13,832,660	£13,586,854	£12,229,667	£11,379,769
60% LAR 40% CIR	30%	£16,540,757	£12,598,008	£11,336,798	£11,237,616	£10,991,810	£9,634,623	£8,784,725
60% LAR 40% CIR	35%	£13,507,768	£9,992,970	£8,731,790	£8,632,608	£8,386,802	£6,929,615	£6,079,717
60% LAR 40% CIR	40%	£10,474,779	£7,387,932	£6,126,762	£6,027,580	£5,781,774	£4,324,587	£3,474,689
60% LAR 40% CIR	45%	£7,441,790	£4,782,894	£3,515,792	£3,416,610	£3,170,804	£1,713,617	£863,719
60% LAR 40% CIR	50%	£4,408,801	£2,177,856	£1,304,792	£1,205,610	£959,804	£1,25,617	£-124,281

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£31,738,691	£25,228,236	£24,000,802	£23,901,620	£23,655,814	£22,188,627	£21,338,729
60% LAR 40% CIR	5%	£28,705,702	£22,623,198	£21,403,769	£21,304,587	£21,058,781	£19,591,594	£18,741,696
60% LAR 40% CIR	10%	£25,672,713	£20,018,160	£18,803,830	£18,704,648	£18,458,842	£17,001,655	£16,151,757
60% LAR 40% CIR	15%	£22,639,724	£17,413,122	£16,218,900	£16,119,718	£15,873,912	£14,416,725	£13,566,827
60% LAR 40% CIR	20%	£19,606,735	£14,808,084	£13,624,878	£13,525,696	£13,279,890	£11,822,703	£10,972,805
60% LAR 40% CIR	25%	£16,573,746	£12,203,046	£11,031,842	£10,932,660	£10,686,854	£9,229,667	£8,379,769
60% LAR 40% CIR	30%	£13,540,757	£9,598,008	£8,403,798	£8,304,616	£8,058,810	£6,601,623	£5,751,725
60% LAR 40% CIR	35%	£10,507,768	£6,992,970	£5,731,790	£5,632,608	£5,386,802	£3,929,615	£3,079,717
60% LAR 40% CIR	40%	£7,474,779	£4,387,932	£3,126,762	£3,027,580	£2,781,774	£1,324,587	£474,689
60% LAR 40% CIR	45%	£4,441,790	£1,782,894	£515,792	£416,610	£170,804	£-124,617	£-274,719
60% LAR 40% CIR	50%	£1,408,801	£-227,856	£-1,304,792	£-1,205,610	£-959,804	£-1,725,617	£-2,275,721

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£19,332,235	£13,822,184	£13,111,721	£13,012,539	£12,766,733	£12,275,272	£11,425,324
60% LAR 40% CIR	5%	£16,300,246	£10,800,195	£10,089,732	£9,990,550	£9,744,744	£9,253,283	£8,403,335
60% LAR 40% CIR	10%	£13,268,257	£7,778,206	£7,067,743	£6,968,561	£6,722,755	£6,231,294	£5,381,346
60% LAR 40% CIR	15%	£10,236,268	£4,756,217	£4,045,754	£3,946,572	£3,700,766	£3,209,305	£2,359,357
60% LAR 40% CIR	20%	£7,204,279	£1,734,228	£1,023,765	£994,583	£968,777	£819,316	£669,368
60% LAR 40% CIR	25%	£4,172,290	£-287,761	£-987,300	£-958,118	£-932,312	£-782,851	£-932,803
60% LAR 40% CIR	30%	£1,140,301	£-1,309,772	£-2,006,811	£-1,977,629	£-1,951,823	£-2,102,362	£-2,252,901
60% LAR 40% CIR	35%	£-1,891,712	£-2,060,183	£-2,757,222	£-2,728,040	£-2,702,234	£-2,852,773	£-2,999,812
60% LAR 40% CIR	40%	£-3,923,723	£-3,092,194	£-3,789,235	£-3,760,053	£-3,734,247	£-3,884,786	£-4,029,825
60% LAR 40% CIR	45%	£-5,955,734	£-4,824,205	£-5,521,276	£-5,492,094	£-5,466,288	£-5,616,827	£-5,761,866
60% LAR 40% CIR	50%	£-7,987,745	£-6,856,216	£-7,542,287	£-7,513,105	£-7,487,299	£-7,637,838	£-7,782,877

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week
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No Units	116
Site Area	1.04 Ha

Residual land values:

Value Area	Zone A - Kings Cross Lower
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - CIR

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£40,734,779	£34,247,204	£32,536,638	£32,437,435	£32,189,426	£30,686,413	£29,859,104
60% LAR - 40% CIR	5%	£17,757,665	£14,463,739	£12,759,781	£12,660,960	£12,413,911	£10,910,296	£10,082,985
60% LAR - 40% CIR	10%	£34,770,084	£28,668,626	£26,959,551	£26,859,552	£26,609,680	£25,107,121	£24,277,044
60% LAR - 40% CIR	15%	£37,771,270	£25,858,152	£24,140,075	£24,040,434	£23,791,332	£22,286,722	£21,456,382
60% LAR - 40% CIR	20%	£28,761,616	£20,027,453	£17,308,478	£17,209,135	£16,960,781	£15,457,048	£14,626,796
60% LAR - 40% CIR	25%	£25,741,228	£17,224,224	£14,464,878	£14,364,805	£14,115,121	£12,611,322	£11,781,070
60% LAR - 40% CIR	30%	£22,710,210	£14,413,814	£11,569,365	£11,469,292	£11,219,507	£9,715,707	£8,885,455
60% LAR - 40% CIR	35%	£19,687,747	£11,442,737	£8,542,133	£8,442,060	£8,192,275	£6,688,475	£5,858,223
60% LAR - 40% CIR	40%	£16,665,555	£8,471,660	£5,613,064	£5,512,991	£5,263,206	£3,759,406	£2,929,154
60% LAR - 40% CIR	45%	£13,643,363	£5,500,583	£2,684,000	£2,583,927	£2,334,142	£845,342	£65,352
60% LAR - 40% CIR	50%	£10,621,171	£2,529,506	£1,652,923	£1,552,850	£1,303,065	£554,265	£353,202

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	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£37,757,665	£31,262,190	£29,551,624	£29,452,421	£29,204,412	£27,701,797	£26,874,486
60% LAR - 40% CIR	5%	£16,758,651	£13,464,725	£11,754,757	£11,655,554	£11,407,545	£9,904,930	£9,077,619
60% LAR - 40% CIR	10%	£33,769,069	£27,269,534	£25,559,059	£25,459,856	£25,211,847	£23,709,232	£22,881,921
60% LAR - 40% CIR	15%	£36,770,255	£24,460,067	£22,659,592	£22,560,389	£22,312,380	£20,809,765	£19,982,454
60% LAR - 40% CIR	20%	£27,761,616	£19,027,453	£16,308,478	£16,209,135	£15,960,781	£14,457,166	£13,626,914
60% LAR - 40% CIR	25%	£24,741,228	£16,224,224	£13,464,878	£13,364,805	£13,115,121	£11,611,507	£10,781,255
60% LAR - 40% CIR	30%	£21,710,210	£13,413,814	£10,569,365	£10,469,292	£10,219,507	£8,715,892	£7,885,640
60% LAR - 40% CIR	35%	£18,687,747	£10,442,737	£7,542,133	£7,442,060	£7,192,275	£5,688,475	£4,858,223
60% LAR - 40% CIR	40%	£15,665,555	£7,471,660	£4,613,064	£4,512,991	£4,263,206	£2,759,406	£1,929,154
60% LAR - 40% CIR	45%	£12,643,363	£4,500,583	£1,684,000	£1,583,927	£1,334,142	£845,342	£65,352
60% LAR - 40% CIR	50%	£9,621,171	£1,529,506	£652,923	£652,850	£403,065	£554,265	£353,202

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	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£18,758,861	£15,262,236	£13,551,670	£13,452,467	£13,204,458	£11,701,843	£10,874,532
60% LAR - 40% CIR	5%	£7,759,846	£4,465,920	£2,755,952	£2,656,749	£2,408,740	£901,125	£708,814
60% LAR - 40% CIR	10%	£24,769,069	£18,064,814	£16,254,248	£16,155,045	£15,907,036	£14,404,421	£13,577,110
60% LAR - 40% CIR	15%	£27,770,255	£15,255,347	£13,454,879	£13,355,676	£13,107,667	£11,605,052	£10,777,741
60% LAR - 40% CIR	20%	£18,761,616	£10,027,453	£8,208,478	£8,109,135	£7,860,781	£6,357,166	£5,526,914
60% LAR - 40% CIR	25%	£15,741,228	£7,224,224	£4,464,878	£4,364,805	£4,115,121	£2,611,507	£1,781,255
60% LAR - 40% CIR	30%	£12,710,210	£4,413,814	£1,569,365	£1,469,292	£1,219,507	£615,892	£422,640
60% LAR - 40% CIR	35%	£9,687,747	£1,442,737	£642,133	£642,060	£492,275	£288,475	£105,223
60% LAR - 40% CIR	40%	£6,665,555	£847,660	£313,064	£312,991	£163,206	£84,406	£39,154
60% LAR - 40% CIR	45%	£3,643,363	£500,583	£104,000	£103,927	£54,142	£29,342	£9,352
60% LAR - 40% CIR	50%	£661,171	£29,506	£2,923	£2,850	£23,065	£24,265	£23,202

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	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£18,758,861	£15,262,236	£13,551,670	£13,452,467	£13,204,458	£11,701,843	£10,874,532
60% LAR - 40% CIR	5%	£7,759,846	£4,465,920	£2,755,952	£2,656,749	£2,408,740	£901,125	£708,814
60% LAR - 40% CIR	10%	£24,769,069	£18,064,814	£16,254,248	£16,155,045	£15,907,036	£14,404,421	£13,577,110
60% LAR - 40% CIR	15%	£27,770,255	£15,255,347	£13,454,879	£13,355,676	£13,107,667	£11,605,052	£10,777,741
60% LAR - 40% CIR	20%	£18,761,616	£10,027,453	£8,208,478	£8,109,135	£7,860,781	£6,357,166	£5,526,914
60% LAR - 40% CIR	25%	£15,741,228	£7,224,224	£4,464,878	£4,364,805	£4,115,121	£2,611,507	£1,781,255
60% LAR - 40% CIR	30%	£12,710,210	£4,413,814	£1,569,365	£1,469,292	£1,219,507	£615,892	£422,640
60% LAR - 40% CIR	35%	£9,687,747	£1,442,737	£642,133	£642,060	£492,275	£288,475	£105,223
60% LAR - 40% CIR	40%	£6,665,555	£847,660	£313,064	£312,991	£163,206	£84,406	£39,154
60% LAR - 40% CIR	45%	£3,643,363	£500,583	£104,000	£103,927	£54,142	£29,342	£9,352
60% LAR - 40% CIR	50%	£661,171	£29,506	£2,923	£2,850	£23,065	£24,265	£23,202

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	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£18,758,861	£15,262,236	£13,551,670	£13,452,467	£13,204,458	£11,701,843	£10,874,532
60% LAR - 40% CIR	5%	£7,759,846	£4,465,920	£2,755,952	£2,656,749	£2,408,740	£901,125	£708,814
60% LAR - 40% CIR	10%	£24,769,069	£18,064,814	£16,254,248	£16,155,045	£15,907,036	£14,404,421	£13,577,110
60% LAR - 40% CIR	15%	£27,770,255	£15,255,347	£13,454,879	£13,355,676	£13,107,667	£11,605,052	£10,777,741
60% LAR - 40% CIR	20%	£18,761,616	£10,027,453	£8,208,478	£8,109,135	£7,860,781	£6,357,166	£5,526,914
60% LAR - 40% CIR	25%	£15,741,228	£7,224,224	£4,464,878	£4,364,805	£4,115,121	£2,611,507	£1,781,255
60% LAR - 40% CIR	30%	£12,710,210	£4,413,814	£1,569,365	£1,469,292	£1,219,507	£615,892	£422,640
60% LAR - 40% CIR	35%	£9,687,747	£1,442,737	£642,133	£642,060	£492,275	£288,475	£105,223
60% LAR - 40% CIR	40%	£6,665,555	£847,660	£313,064	£312,991	£163,206	£84,406	£39,154
60% LAR - 40% CIR	45%	£3,643,363	£500,583	£104,000	£103,927	£54,142	£29,342	£9,352
60% LAR - 40% CIR	50%	£661,171	£29,506	£2,923	£2,850	£23,065	£24,265	£23,202

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week
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No Units	116
Site Area	1.04 Ha

Residual land values:

Value Area	Zone A - Kings Cross Higher
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - CIR

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	0%	£48,225,627	£41,738,052	£40,027,487	£39,928,293	£39,880,275	£38,182,223	£37,365,328
80% LAR - 40% CIR	5%	£44,814,280	£38,580,045	£36,876,087	£36,772,298	£36,720,216	£35,047,815	£34,224,415
80% LAR - 40% CIR	10%	£41,511,847	£35,410,388	£33,712,519	£33,614,053	£33,567,885	£31,890,884	£31,070,327
80% LAR - 40% CIR	15%	£38,138,489	£32,229,195	£30,536,899	£30,438,756	£30,393,367	£28,721,249	£27,893,195
80% LAR - 40% CIR	20%	£34,754,284	£29,036,572	£27,345,341	£27,251,682	£27,206,869	£25,531,408	£24,697,556
80% LAR - 40% CIR	25%	£31,359,364	£25,832,831	£24,135,590	£24,038,517	£23,988,834	£22,302,735	£21,477,124
80% LAR - 40% CIR	30%	£27,953,863	£22,638,279	£20,939,279	£20,843,053	£20,791,138	£19,107,630	£18,280,016
80% LAR - 40% CIR	35%	£24,537,718	£19,437,355	£17,756,751	£17,558,128	£17,511,570	£15,832,221	£15,010,360
80% LAR - 40% CIR	40%	£21,111,268	£16,237,274	£14,569,753	£14,365,548	£14,316,524	£12,638,654	£11,798,279
80% LAR - 40% CIR	45%	£17,687,410	£13,036,150	£11,311,299	£11,033,010	£10,787,290	£9,102,964	£8,483,895
80% LAR - 40% CIR	50%	£14,194,327	£9,844,092	£7,851,384	£7,753,220	£7,506,516	£5,811,599	£5,181,091

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	0%	£58,589,760	£50,874,815	£49,078,873	£48,977,894	£48,928,744	£46,207,045	£45,383,245
80% LAR - 40% CIR	5%	£55,184,113	£48,144,617	£46,342,241	£46,240,567	£46,191,875	£43,469,676	£42,645,876
80% LAR - 40% CIR	10%	£51,779,563	£45,414,919	£43,612,645	£43,510,971	£43,462,179	£40,740,480	£39,916,680
80% LAR - 40% CIR	15%	£48,375,013	£42,685,221	£40,883,049	£40,781,375	£40,732,583	£38,010,884	£37,187,084
80% LAR - 40% CIR	20%	£44,970,463	£39,955,523	£38,153,553	£38,051,879	£38,003,087	£35,281,388	£34,457,588
80% LAR - 40% CIR	25%	£41,565,913	£37,225,825	£35,423,855	£35,322,181	£35,273,389	£32,551,690	£31,727,890
80% LAR - 40% CIR	30%	£38,161,363	£34,496,127	£32,694,157	£32,592,483	£32,543,691	£29,821,992	£28,998,192
80% LAR - 40% CIR	35%	£34,756,813	£31,766,429	£29,964,459	£29,862,785	£29,813,993	£27,092,294	£26,268,494
80% LAR - 40% CIR	40%	£31,352,263	£29,036,731	£27,234,759	£27,133,085	£27,084,293	£24,362,594	£23,538,794
80% LAR - 40% CIR	45%	£27,947,713	£26,307,033	£24,575,059	£24,473,385	£24,424,593	£21,702,894	£20,879,094
80% LAR - 40% CIR	50%	£24,543,163	£23,577,335	£21,845,361	£21,743,687	£21,694,895	£18,973,196	£18,149,396

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	0%	£11,247,813	£10,738,388	£10,449,563	£10,445,157	£10,438,195	£10,281,217	£10,277,812
80% LAR - 40% CIR	5%	£10,589,388	£10,080,563	£9,791,738	£9,787,332	£9,780,370	£9,623,392	£9,619,987
80% LAR - 40% CIR	10%	£10,001,363	£9,492,538	£9,203,713	£9,199,307	£9,192,345	£9,035,367	£9,031,962
80% LAR - 40% CIR	15%	£9,413,338	£8,904,513	£8,615,688	£8,611,282	£8,604,320	£8,447,342	£8,443,937
80% LAR - 40% CIR	20%	£8,825,313	£8,316,488	£8,027,663	£8,023,257	£8,016,295	£7,859,317	£7,855,912
80% LAR - 40% CIR	25%	£8,237,288	£7,728,463	£7,439,638	£7,435,232	£7,428,270	£7,271,292	£7,267,887
80% LAR - 40% CIR	30%	£7,649,263	£7,140,438	£6,851,613	£6,847,207	£6,840,245	£6,683,267	£6,679,862
80% LAR - 40% CIR	35%	£7,061,238	£6,552,413	£6,263,588	£6,259,182	£6,252,220	£6,095,242	£6,091,837
80% LAR - 40% CIR	40%	£6,473,213	£5,964,388	£5,675,563	£5,671,157	£5,664,195	£5,507,217	£5,503,812
80% LAR - 40% CIR	45%	£5,885,188	£5,376,363	£5,087,538	£5,083,132	£5,076,170	£4,919,192	£4,915,787
80% LAR - 40% CIR	50%	£5,297,163	£4,788,338	£4,499,513	£4,495,107	£4,488,145	£4,331,167	£4,327,762

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	0%	£5,185,327	£4,745,000	£4,594,500	£4,592,324	£4,589,844	£4,481,985	£4,479,505
80% LAR - 40% CIR	5%	£4,845,327	£4,405,000	£4,254,500	£4,252,324	£4,249,844	£4,141,985	£4,139,505
80% LAR - 40% CIR	10%	£4,505,327	£4,065,000	£3,914,500	£3,912,324	£3,909,844	£3,801,985	£3,799,505
80% LAR - 40% CIR	15%	£4,165,327	£3,725,000	£3,574,500	£3,572,324	£3,569,844	£3,461,985	£3,459,505
80% LAR - 40% CIR	20%	£3,825,327	£3,385,000	£3,234,500	£3,232,324	£3,229,844	£3,121,985	£3,119,505
80% LAR - 40% CIR	25%	£3,485,327	£3,045,000	£2,894,500	£2,892,324	£2,889,844	£2,781,985	£2,779,505
80% LAR - 40% CIR	30%	£3,145,327	£2,705,000	£2,554,500	£2,552,324	£2,549,844	£2,441,985	£2,439,505
80% LAR - 40% CIR	35%	£2,805,327	£2,365,000	£2,214,500	£2,212,324	£2,209,844	£2,101,985	£2,099,505
80% LAR - 40% CIR	40%	£2,465,327	£2,025,000	£1,874,500	£1,872,324	£1,869,844	£1,761,985	£1,759,505
80% LAR - 40% CIR	45%	£2,125,327	£1,685,000	£1,534,500	£1,532,324	£1,529,844	£1,421,985	£1,419,505
80% LAR - 40% CIR	50%	£1,785,327	£1,345,000	£1,194,500	£1,192,324	£1,189,844	£1,081,985	£1,079,505

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	0%	£23,449,220	£20,413,012	£19,451,047	£19,352,258	£19,303,258	£18,787,185	£18,738,185
80% LAR - 40% CIR	5%	£22,086,807	£19,050,596	£18,088,631	£17,989,842	£17,940,842	£17,424,769	£17,375,769
80% LAR - 40% CIR	10%	£20,724,394	£17,688,183	£16,726,218	£16,627,429	£16,578,429	£16,062,356	£16,013,356
80% LAR - 40% CIR	15%	£19,361,981	£16,325,770	£15,363,805	£15,265,016	£15,216,016	£14,700,943	£14,651,943
80% LAR - 40% CIR	20%	£18,000,568	£14,963,357	£14,001,392	£13,902,603	£13,853,603	£13,338,530	£13,289,530
80% LAR - 40% CIR	25%	£16,639,155	£13,600,944	£12,638,979	£12,540,190	£12,491,190	£11,976,117	£11,927,117
80% LAR - 40% CIR	30%	£15,277,742	£12,238,531	£11,276,566	£11,177,777	£11,128,777	£10,613,704	£10,564,704
80% LAR - 40% CIR	35%	£13,916,329	£10,876,118	£9,914,153	£9,815,364	£9,766,364	£9,251,291	£9,202,291
80% LAR - 40% CIR	40%	£12,554,916	£9,513,705	£8,551,740	£8,452,951	£8,403,951	£7,888,878	£7,839,878
80% LAR - 40% CIR	45%	£11,193,503	£8,151,292	£7,189,327	£7,090,538	£7,041,538	£6,526,465	£6,477,465
80% LAR - 40% CIR	50%	£9,832,090	£6,788,879	£5,826,914	£5,728,125	£5,679,125	£5,164,052	£5,115,052

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week

No Units 116
Site Area 1.04 Ha

Residual land values:

Value Area	Zone A - Lower Central Zone
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR + CIR

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£55,716,474	£49,228,900	£47,518,334	£47,419,131	£47,171,122	£45,683,071	£44,856,376
60% LAR - 40% CIR	10%	£51,980,566	£45,699,351	£43,992,392	£43,980,522	£43,661,922	£42,164,291	£41,340,725
60% LAR - 40% CIR	15%	£48,253,609	£42,152,152	£40,454,262	£40,355,815	£40,109,648	£38,632,647	£37,812,091
60% LAR - 40% CIR	20%	£44,525,710	£38,596,416	£36,904,120	£36,805,976	£36,560,816	£35,088,470	£34,270,609
60% LAR - 40% CIR	25%	£40,798,872	£35,029,020	£33,342,019	£33,244,170	£32,999,847	£31,531,809	£30,715,366
60% LAR - 40% CIR	30%	£36,977,500	£31,450,766	£29,768,095	£29,670,511	£29,426,550	£27,962,786	£27,147,837
60% LAR - 40% CIR	35%	£33,157,018	£27,881,075	£26,064,845	£25,967,125	£25,723,164	£24,260,484	£23,445,883
60% LAR - 40% CIR	40%	£29,336,788	£24,260,284	£22,571,369	£22,473,746	£22,229,188	£20,766,838	£19,954,978
60% LAR - 40% CIR	45%	£25,516,718	£20,633,844	£19,108,946	£19,011,622	£18,767,662	£17,305,186	£16,493,845
60% LAR - 40% CIR	50%	£21,704,350	£16,984,672	£15,269,822	£15,171,533	£14,927,812	£13,465,417	£12,654,487
60% LAR - 40% CIR	55%	£17,892,770	£13,324,566	£11,613,660	£11,515,696	£11,272,267	£9,810,837	£9,000,809

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£44,364,364	£39,658,605	£37,953,669	£37,854,596	£37,606,438	£36,130,736	£35,315,245
60% LAR - 40% CIR	10%	£40,537,367	£35,832,808	£34,128,076	£34,029,140	£33,781,312	£32,305,610	£31,490,119
60% LAR - 40% CIR	15%	£36,710,369	£32,007,810	£30,303,064	£30,204,128	£29,956,300	£28,480,598	£27,665,107
60% LAR - 40% CIR	20%	£32,883,371	£28,182,812	£26,458,270	£26,359,334	£26,111,506	£24,635,804	£23,820,313
60% LAR - 40% CIR	25%	£29,056,373	£24,357,814	£22,633,268	£22,534,332	£22,286,504	£20,810,802	£20,000,311
60% LAR - 40% CIR	30%	£25,229,375	£20,532,816	£18,808,722	£18,709,786	£18,461,958	£16,986,256	£16,175,765
60% LAR - 40% CIR	35%	£21,402,377	£16,707,818	£14,984,178	£14,885,242	£14,637,414	£13,161,712	£12,351,221
60% LAR - 40% CIR	40%	£17,575,379	£12,882,820	£11,158,222	£11,059,286	£10,811,458	£9,335,756	£8,525,265
60% LAR - 40% CIR	45%	£13,748,381	£9,057,822	£7,432,626	£7,333,690	£7,085,862	£5,610,160	£4,800,669
60% LAR - 40% CIR	50%	£9,921,383	£5,232,824	£3,607,630	£3,508,694	£3,260,866	£1,785,164	£9,000,313

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£3,798,965	£3,024,560	£2,959,106	£2,954,369	£2,949,632	£2,944,895	£2,940,158
60% LAR - 40% CIR	10%	£3,466,874	£2,737,062	£2,671,608	£2,666,871	£2,662,134	£2,657,397	£2,652,660
60% LAR - 40% CIR	15%	£3,134,783	£2,449,564	£2,384,110	£2,379,373	£2,374,636	£2,369,899	£2,365,162
60% LAR - 40% CIR	20%	£2,802,692	£2,162,066	£2,096,612	£2,091,875	£2,087,138	£2,082,401	£2,077,664
60% LAR - 40% CIR	25%	£2,470,601	£1,874,568	£1,809,114	£1,804,377	£1,799,640	£1,794,903	£1,790,166
60% LAR - 40% CIR	30%	£2,138,510	£1,587,070	£1,521,616	£1,516,879	£1,512,142	£1,507,405	£1,502,668
60% LAR - 40% CIR	35%	£1,806,419	£1,300,072	£1,234,618	£1,229,881	£1,225,144	£1,220,407	£1,215,670
60% LAR - 40% CIR	40%	£1,474,328	£1,012,574	£947,120	£942,383	£937,646	£932,909	£928,172
60% LAR - 40% CIR	45%	£1,142,237	£725,076	£659,616	£654,879	£650,142	£645,405	£640,668
60% LAR - 40% CIR	50%	£810,146	£437,578	£372,118	£367,381	£362,644	£357,907	£353,170

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£13,979,674	£7,192,102	£5,481,534	£5,382,361	£5,283,188	£5,184,015	£5,084,842
60% LAR - 40% CIR	10%	£9,953,796	£3,659,551	£1,655,592	£1,656,722	£1,657,852	£1,658,982	£1,660,112
60% LAR - 40% CIR	15%	£5,719,869	£1,115,352	£1,115,352	£1,115,352	£1,115,352	£1,115,352	£1,115,352
60% LAR - 40% CIR	20%	£3,480,384	£3,480,384	£3,480,384	£3,480,384	£3,480,384	£3,480,384	£3,480,384
60% LAR - 40% CIR	25%	£1,269,624	£1,269,624	£1,269,624	£1,269,624	£1,269,624	£1,269,624	£1,269,624
60% LAR - 40% CIR	30%	£1,269,624	£1,269,624	£1,269,624	£1,269,624	£1,269,624	£1,269,624	£1,269,624
60% LAR - 40% CIR	35%	£1,269,624	£1,269,624	£1,269,624	£1,269,624	£1,269,624	£1,269,624	£1,269,624
60% LAR - 40% CIR	40%	£1,269,624	£1,269,624	£1,269,624	£1,269,624	£1,269,624	£1,269,624	£1,269,624
60% LAR - 40% CIR	45%	£1,269,624	£1,269,624	£1,269,624	£1,269,624	£1,269,624	£1,269,624	£1,269,624
60% LAR - 40% CIR	50%	£1,269,624	£1,269,624	£1,269,624	£1,269,624	£1,269,624	£1,269,624	£1,269,624

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£30,953,526	£27,893,886	£27,893,886	£27,893,886	£27,893,886	£27,893,886	£27,893,886
60% LAR - 40% CIR	10%	£26,028,269	£20,727,132	£19,020,242	£18,920,775	£18,821,308	£18,721,841	£18,622,374
60% LAR - 40% CIR	15%	£21,103,012	£17,171,376	£15,464,486	£15,365,019	£15,265,552	£15,166,085	£15,066,618
60% LAR - 40% CIR	20%	£16,177,755	£13,220,640	£11,513,750	£11,414,283	£11,314,816	£11,215,349	£11,115,882
60% LAR - 40% CIR	25%	£11,252,498	£8,269,524	£6,562,634	£6,463,167	£6,363,700	£6,264,233	£6,164,766
60% LAR - 40% CIR	30%	£6,327,241	£3,334,550	£1,627,660	£1,528,193	£1,428,726	£1,329,259	£1,229,792
60% LAR - 40% CIR	35%	£1,401,728	£1,401,728	£1,401,728	£1,401,728	£1,401,728	£1,401,728	£1,401,728
60% LAR - 40% CIR	40%	£1,401,728	£1,401,728	£1,401,728	£1,401,728	£1,401,728	£1,401,728	£1,401,728
60% LAR - 40% CIR	45%	£1,401,728	£1,401,728	£1,401,728	£1,401,728	£1,401,728	£1,401,728	£1,401,728
60% LAR - 40% CIR	50%	£1,401,728	£1,401,728	£1,401,728	£1,401,728	£1,401,728	£1,401,728	£1,401,728

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week

No Units 116
Site Area 1.04 Ha

Residual land values:

Value Area Zone A - Medium Central Zone

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£73,088,064	£56,697,991	£54,990,979	£64,897,776	£64,849,787	£63,181,716	£62,335,021
60% LAR - 40% CIR	5%	£68,506,947	£52,307,193	£50,597,105	£60,496,785	£60,451,244	£58,783,934	£57,945,433
60% LAR - 40% CIR	10%	£63,914,947	£47,882,932	£46,185,063	£56,086,556	£56,040,429	£54,363,428	£53,542,871
60% LAR - 40% CIR	15%	£59,312,199	£43,453,263	£41,760,968	£51,682,824	£51,637,486	£49,945,318	£49,127,457
60% LAR - 40% CIR	20%	£54,698,714	£39,012,186	£37,324,935	£47,277,086	£47,232,086	£45,541,725	£44,769,316
60% LAR - 40% CIR	25%	£50,074,686	£34,569,750	£32,884,129	£42,877,078	£42,832,454	£41,177,769	£40,428,567
60% LAR - 40% CIR	30%	£45,432,448	£30,128,129	£28,443,515	£38,477,078	£38,432,454	£36,781,166	£36,055,334
60% LAR - 40% CIR	35%	£40,787,887	£25,682,404	£23,997,358	£34,077,078	£34,032,454	£32,429,249	£31,739,746
60% LAR - 40% CIR	40%	£36,143,854	£21,238,982	£19,553,722	£29,677,078	£29,632,454	£28,029,249	£27,369,844
60% LAR - 40% CIR	45%	£31,497,605	£16,794,102	£15,109,224	£25,277,078	£25,232,454	£23,629,249	£23,005,637
60% LAR - 40% CIR	50%	£26,712,092	£12,345,745	£10,660,967	£20,877,078	£20,832,454	£19,229,249	£18,645,946

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£33,348,513	£30,253,807	£29,807,850	£41,558,475	£41,558,475	£41,558,475	£41,558,475
60% LAR - 40% CIR	5%	£27,540,713	£24,452,235	£24,007,850	£35,750,964	£35,750,964	£35,750,964	£35,750,964
60% LAR - 40% CIR	10%	£21,732,913	£18,644,435	£18,200,000	£29,943,454	£29,943,454	£29,943,454	£29,943,454
60% LAR - 40% CIR	15%	£15,925,113	£12,836,635	£12,392,200	£24,135,943	£24,135,943	£24,135,943	£24,135,943
60% LAR - 40% CIR	20%	£10,117,313	£7,028,835	£6,584,400	£18,328,432	£18,328,432	£18,328,432	£18,328,432
60% LAR - 40% CIR	25%	£4,309,513	£1,221,035	£776,600	£12,520,921	£12,520,921	£12,520,921	£12,520,921
60% LAR - 40% CIR	30%	£3,501,713	£43,232	£0	£6,713,410	£6,713,410	£6,713,410	£6,713,410
60% LAR - 40% CIR	35%	£2,693,913	£-168,568	£-324,173	£9,905,900	£9,905,900	£9,905,900	£9,905,900
60% LAR - 40% CIR	40%	£1,886,113	£-380,368	£-635,973	£13,098,390	£13,098,390	£13,098,390	£13,098,390
60% LAR - 40% CIR	45%	£1,078,313	£-692,168	£-947,773	£16,290,880	£16,290,880	£16,290,880	£16,290,880
60% LAR - 40% CIR	50%	£26,712,092	£12,345,745	£10,660,967	£20,877,078	£20,832,454	£19,229,249	£18,645,946

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£13,814,624	£7,224,551	£5,523,539	£5,424,336	£5,179,327	£3,688,276	£2,861,581
60% LAR - 40% CIR	5%	£9,003,507	£2,407,433	£1,133,065	£1,020,865	£777,794	£2,888,506	£2,061,811
60% LAR - 40% CIR	10%	£4,441,507	£-1,960,968	£-4,268,477	£-3,380,444	£-3,635,011	£5,110,012	£5,830,585
60% LAR - 40% CIR	15%	£-1,212,497	£-6,003,017	£-7,712,472	£-6,816,014	£-6,560,974	£9,558,742	£10,277,086
60% LAR - 40% CIR	20%	£-4,474,254	£-10,401,274	£-12,148,026	£-10,866,305	£-10,611,274	£13,069,042	£13,791,424
60% LAR - 40% CIR	25%	£-9,386,754	£-14,813,693	£-16,599,302	£-14,888,946	£-14,633,915	£15,407,871	£16,129,253
60% LAR - 40% CIR	30%	£-14,400,852	£-19,226,112	£-21,054,923	£-19,133,124	£-18,878,093	£16,781,076	£17,502,458
60% LAR - 40% CIR	35%	£-18,755,353	£-23,582,138	£-25,427,382	£-23,524,223	£-23,269,192	£18,154,141	£18,875,839
60% LAR - 40% CIR	40%	£-22,360,348	£-27,937,145	£-29,782,418	£-27,860,218	£-27,595,187	£19,529,116	£20,250,514
60% LAR - 40% CIR	45%	£-25,965,343	£-32,292,152	£-34,637,416	£-32,710,218	£-32,445,187	£20,904,141	£21,625,611
60% LAR - 40% CIR	50%	£-29,570,348	£-36,647,159	£-38,992,419	£-36,865,218	£-36,590,187	£22,279,141	£23,000,611

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£11,051,254	£24,951,191	£22,950,175	£22,950,175	£22,412,907	£41,145,816	£20,295,221
60% LAR - 40% CIR	5%	£8,470,147	£20,264,263	£19,560,305	£19,461,486	£19,214,434	£16,732,134	£15,908,633
60% LAR - 40% CIR	10%	£5,889,147	£15,566,132	£14,866,132	£14,640,796	£14,393,629	£12,328,628	£11,504,117
60% LAR - 40% CIR	15%	£3,298,147	£10,866,001	£9,724,168	£9,620,024	£9,368,516	£9,368,516	£9,368,516
60% LAR - 40% CIR	20%	£6,261,614	£5,075,396	£5,288,135	£3,198,295	£3,445,663	£3,477,025	£2,952,615
60% LAR - 40% CIR	25%	£-1,400,852	£-2,622,650	£-4,040,478	£-4,040,478	£-4,040,478	£-4,040,478	£-4,040,478
60% LAR - 40% CIR	30%	£-3,335,648	£-4,840,674	£-6,058,285	£-6,058,285	£-6,058,285	£-6,058,285	£-6,058,285
60% LAR - 40% CIR	35%	£-5,270,648	£-6,845,396	£-8,063,442	£-8,063,442	£-8,063,442	£-8,063,442	£-8,063,442
60% LAR - 40% CIR	40%	£-7,205,648	£-8,840,118	£-10,071,138	£-10,071,138	£-10,071,138	£-10,071,138	£-10,071,138
60% LAR - 40% CIR	45%	£-9,140,648	£-10,835,340	£-12,066,360	£-12,066,360	£-12,066,360	£-12,066,360	£-12,066,360
60% LAR - 40% CIR	50%	£-11,075,648	£-12,830,562	£-14,058,582	£-14,058,582	£-14,058,582	£-14,058,582	£-14,058,582

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£47,081,075	£42,722,089	£43,371,285	£43,371,285	£43,371,285	£47,081,075	£47,081,075
60% LAR - 40% CIR	5%	£42,489,075	£38,127,089	£38,776,285	£38,776,285	£38,776,285	£42,489,075	£42,489,075
60% LAR - 40% CIR	10%	£37,897,129	£33,535,043	£34,184,339	£34,184,339	£34,184,339	£37,897,129	£37,897,129
60% LAR - 40% CIR	15%	£33,273,674	£28,943,007	£29,592,335	£29,592,335	£29,592,335	£33,273,674	£33,273,674
60% LAR - 40% CIR	20%	£28,649,640	£24,351,071	£24,999,889	£24,999,889	£24,999,889	£28,649,640	£28,649,640
60% LAR - 40% CIR	25%	£24,025,606	£19,759,135	£20,408,707	£20,408,707	£20,408,707	£24,025,606	£24,025,606
60% LAR - 40% CIR	30%	£19,401,572	£15,167,199	£15,816,771	£15,816,771	£15,816,771	£19,401,572	£19,401,572
60% LAR - 40% CIR	35%	£14,777,538	£10,575,263	£11,224,845	£11,224,845	£11,224,845	£14,777,538	£14,777,538
60% LAR - 40% CIR	40%	£10,153,504	£5,983,327	£6,632,909	£6,632,909	£6,632,909	£10,153,504	£10,153,504
60% LAR - 40% CIR	45%	£5,529,470	£1,391,391	£2,041,487	£2,041,487	£2,041,487	£5,529,470	£5,529,470
60% LAR - 40% CIR	50%	£0,905,436	£-266,545	£-331,641	£-331,641	£-331,641	£0,905,436	£0,905,436

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week
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No Units	116
Site Area	1.04 Ha

Residual land values:

Value Area	Zone A - Higher Central Zone
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR + CIR

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£83,014,022	£76,623,948	£74,939,091	£74,841,378	£74,597,097	£73,131,410	£72,317,139
60% LAR - 40% CIR	10%	£77,538,656	£71,179,585	£70,554,638	£69,981,300	£69,117,984	£66,257,341	£65,433,843
60% LAR - 40% CIR	15%	£72,848,308	£66,836,549	£65,166,196	£64,626,742	£63,552,445	£60,231,889	£59,407,889
60% LAR - 40% CIR	20%	£67,749,232	£61,526,747	£59,250,595	£58,152,452	£56,907,094	£53,434,945	£52,617,085
60% LAR - 40% CIR	25%	£62,839,480	£57,002,403	£55,315,172	£54,872,700	£53,504,962	£49,986,953	£49,168,553
60% LAR - 40% CIR	30%	£57,919,155	£52,050,598	£50,367,927	£50,270,342	£50,026,382	£46,562,817	£45,748,414
60% LAR - 40% CIR	35%	£53,358,553	£47,087,584	£48,084,973	£48,068,253	£47,938,028	£44,496,228	£43,676,751
60% LAR - 40% CIR	40%	£47,947,195	£42,113,471	£40,438,426	£40,341,284	£40,098,432	£36,641,316	£35,821,807
60% LAR - 40% CIR	45%	£42,980,583	£37,128,370	£35,456,400	£35,364,436	£35,177,033	£31,720,602	£30,901,584
60% LAR - 40% CIR	50%	£36,900,993	£32,132,391	£30,463,012	£30,366,201	£30,124,173	£26,672,005	£25,852,245
60% LAR - 40% CIR	55%	£31,705,990	£27,125,643	£25,458,375	£25,361,687	£25,119,967	£21,669,646	£20,849,552

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£23,818,354	£20,817,873	£21,486,324	£21,553,656	£21,553,656	£21,297,819	£21,121,125
60% LAR - 40% CIR	10%	£22,756,892	£19,716,211	£20,388,704	£20,456,134	£20,456,134	£20,200,215	£20,023,515
60% LAR - 40% CIR	15%	£21,861,128	£18,820,423	£19,494,961	£19,562,391	£19,562,391	£19,306,472	£19,129,772
60% LAR - 40% CIR	20%	£21,311,490	£18,270,507	£18,943,789	£19,011,219	£19,011,219	£18,755,300	£18,578,600
60% LAR - 40% CIR	25%	£20,844,362	£17,804,362	£18,476,662	£18,544,092	£18,544,092	£18,288,173	£18,111,473
60% LAR - 40% CIR	30%	£20,358,062	£17,318,062	£17,989,362	£18,056,792	£18,056,792	£17,800,873	£17,624,173
60% LAR - 40% CIR	35%	£19,861,562	£16,821,562	£17,492,862	£17,560,292	£17,560,292	£17,304,373	£17,127,673
60% LAR - 40% CIR	40%	£19,365,062	£16,325,062	£16,996,362	£17,063,792	£17,063,792	£16,807,873	£16,631,173
60% LAR - 40% CIR	45%	£18,868,562	£15,828,562	£16,499,862	£16,567,292	£16,567,292	£16,311,373	£16,134,673
60% LAR - 40% CIR	50%	£18,372,062	£15,332,062	£16,003,362	£16,070,792	£16,070,792	£15,814,873	£15,638,173

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£23,540,592	£17,150,598	£16,466,851	£15,367,538	£15,123,657	£13,657,970	£12,843,859
60% LAR - 40% CIR	10%	£18,653,156	£12,263,245	£11,580,195	£10,481,880	£10,244,524	£8,789,801	£7,975,690
60% LAR - 40% CIR	15%	£13,374,868	£7,365,109	£6,682,756	£5,585,769	£5,353,302	£3,899,005	£3,085,448
60% LAR - 40% CIR	20%	£8,275,752	£2,265,807	£1,777,155	£625,012	£423,654	£1,088,698	£1,263,877
60% LAR - 40% CIR	25%	£3,186,869	£-243,904	£-1,104,261	£-2,250,117	£-2,250,117	£-2,586,478	£-2,761,807
60% LAR - 40% CIR	30%	£-1,954,295	£-742,842	£-1,055,513	£-2,055,098	£-2,047,058	£-2,410,823	£-2,424,028
60% LAR - 40% CIR	35%	£-1,122,245	£-419,393	£-1,039,014	£-1,812,136	£-1,812,136	£-2,175,898	£-2,181,833
60% LAR - 40% CIR	40%	£-71,907,867	£-1,031,054	£-1,031,054	£-1,812,136	£-1,812,136	£-2,175,898	£-2,181,833
60% LAR - 40% CIR	45%	£-22,512,547	£-741,043	£-741,043	£-1,812,136	£-1,812,136	£-2,175,898	£-2,181,833
60% LAR - 40% CIR	50%	£-27,987,689	£-437,987	£-437,987	£-1,812,136	£-1,812,136	£-2,175,898	£-2,181,833

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£30,977,222	£34,587,148	£32,902,291	£32,834,971	£32,800,237	£31,094,219	£30,280,335
60% LAR - 40% CIR	10%	£35,899,808	£29,700,185	£28,021,830	£27,824,550	£27,681,194	£26,220,841	£25,397,040
60% LAR - 40% CIR	15%	£30,811,508	£24,801,749	£23,123,384	£22,926,104	£22,782,848	£21,322,495	£20,498,694
60% LAR - 40% CIR	20%	£25,712,432	£19,891,947	£18,213,795	£18,016,515	£17,873,259	£16,412,906	£15,589,105
60% LAR - 40% CIR	25%	£20,602,680	£14,982,145	£13,303,993	£13,106,713	£12,963,457	£11,503,104	£10,679,303
60% LAR - 40% CIR	30%	£15,492,928	£10,072,387	£8,394,235	£8,196,955	£8,053,700	£6,593,347	£5,769,546
60% LAR - 40% CIR	35%	£10,383,176	£5,162,635	£3,484,483	£3,287,203	£3,143,947	£1,683,594	£849,793
60% LAR - 40% CIR	40%	£5,273,424	£26,940	£-1,121,121	£-2,250,117	£-2,250,117	£-2,586,478	£-2,761,807
60% LAR - 40% CIR	45%	£-1,954,295	£-742,842	£-1,055,513	£-2,055,098	£-2,047,058	£-2,410,823	£-2,424,028
60% LAR - 40% CIR	50%	£-71,907,867	£-1,031,054	£-1,031,054	£-1,812,136	£-1,812,136	£-2,175,898	£-2,181,833

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£35,111,566	£30,311,566	£28,631,566	£28,543,566	£28,512,566	£26,832,566	£26,002,566
60% LAR - 40% CIR	10%	£31,423,288	£26,623,288	£24,943,288	£24,855,288	£24,824,288	£23,144,288	£22,314,288
60% LAR - 40% CIR	15%	£27,735,010	£22,935,010	£21,255,010	£21,167,010	£21,136,010	£19,456,010	£18,626,010
60% LAR - 40% CIR	20%	£24,046,732	£19,246,732	£17,566,732	£17,478,732	£17,447,732	£15,767,732	£14,937,732
60% LAR - 40% CIR	25%	£20,358,454	£15,558,454	£13,878,454	£13,790,454	£13,759,454	£12,079,454	£11,249,454
60% LAR - 40% CIR	30%	£16,670,176	£11,870,176	£10,190,176	£10,102,176	£10,071,176	£8,391,176	£7,561,176
60% LAR - 40% CIR	35%	£12,981,898	£8,181,898	£6,501,898	£6,413,898	£6,382,898	£4,702,898	£3,872,898
60% LAR - 40% CIR	40%	£9,293,620	£4,493,620	£2,813,620	£2,725,620	£2,694,620	£1,014,620	£28,620
60% LAR - 40% CIR	45%	£5,605,342	£813,342	£-86,658	£-1,738,658	£-1,738,658	£-3,418,658	£-3,418,658
60% LAR - 40% CIR	50%	£1,917,064	£-1,517,064	£-3,137,064	£-3,137,064	£-3,137,064	£-4,817,064	£-4,817,064

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £57.51 per pitch per week

Value Area

Zone B - £900 paf

No Units 116
Site Area 1.04 HaSales value inflation Base
Build cost inflation Base
Tenure LAR, CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£2,942,219	£1,376,023	£4,162,404	£3,287,802	£3,681,287	£5,142,288	£6,020,586
60% LAR - 40% CIR	5%	£3,086,837	£2,453,045	£4,368,454	£4,368,395	£4,835,372	£6,305,744	£7,180,656
60% LAR - 40% CIR	10%	£2,840,568	£3,543,441	£5,347,332	£5,451,947	£5,713,486	£7,282,718	£8,154,513
60% LAR - 40% CIR	15%	£1,572,510	£4,644,396	£6,444,396	£6,548,537	£6,809,617	£8,293,640	£9,167,462
60% LAR - 40% CIR	20%	£750,799	£5,760,395	£7,553,483	£7,657,442	£7,917,540	£9,476,729	£10,343,056
60% LAR - 40% CIR	25%	£1,015,873	£6,887,717	£8,675,400	£8,779,136	£9,038,333	£10,593,501	£11,457,483
60% LAR - 40% CIR	30%	£2,366,804	£8,025,447	£9,809,878	£9,913,305	£10,171,875	£11,723,380	£12,585,174
60% LAR - 40% CIR	35%	£3,709,120	£9,176,970	£10,956,612	£11,059,818	£11,317,836	£12,865,540	£13,725,997
60% LAR - 40% CIR	40%	£5,072,406	£10,339,161	£12,115,541	£12,214,558	£12,476,100	£14,001,382	£14,861,825
60% LAR - 40% CIR	45%	£6,446,655	£11,512,921	£13,286,544	£13,386,400	£13,646,541	£15,186,387	£16,046,525
60% LAR - 40% CIR	50%	£7,831,754	£12,698,118	£14,469,497	£14,572,222	£14,829,036	£16,369,420	£17,229,568

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£96,212,741	£10,928,988	£104,747,554	£104,852,162	£105,118,257	£108,687,725	£107,215,546
60% LAR - 40% CIR	5%	£97,454,724	£10,948,006	£109,402,730	£109,506,338	£109,772,433	£113,341,901	£111,869,722
60% LAR - 40% CIR	10%	£98,714,682	£10,968,401	£109,932,252	£110,036,860	£110,288,448	£113,857,419	£112,385,243
60% LAR - 40% CIR	15%	£99,994,342	£10,988,242	£110,456,584	£110,561,196	£110,812,891	£114,331,977	£112,900,482
60% LAR - 40% CIR	20%	£101,281,185	£10,991,833	£110,978,413	£110,978,413	£110,978,413	£114,800,889	£113,411,388
60% LAR - 40% CIR	25%	£102,572,920	£11,005,424	£111,500,344	£111,500,344	£111,500,344	£115,269,801	£113,922,290
60% LAR - 40% CIR	30%	£103,864,655	£11,019,015	£112,022,275	£112,022,275	£112,022,275	£115,738,713	£114,433,192
60% LAR - 40% CIR	35%	£105,156,390	£11,032,606	£112,544,206	£112,544,206	£112,544,206	£116,207,625	£114,944,104
60% LAR - 40% CIR	40%	£106,448,125	£11,046,197	£113,066,137	£113,066,137	£113,066,137	£116,676,537	£115,455,016
60% LAR - 40% CIR	45%	£107,739,860	£11,059,788	£113,588,068	£113,588,068	£113,588,068	£117,145,449	£115,965,928
60% LAR - 40% CIR	50%	£109,031,595	£11,073,379	£114,109,999	£114,109,999	£114,109,999	£117,614,361	£116,476,840

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£67,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£15,353,653	£11,820,481	£27,174,134	£27,174,134	£27,174,134	£27,174,134	£27,174,134
60% LAR - 40% CIR	5%	£16,645,388	£11,834,072	£28,465,869	£28,465,869	£28,465,869	£28,465,869	£28,465,869
60% LAR - 40% CIR	10%	£17,937,123	£11,847,663	£29,757,604	£29,757,604	£29,757,604	£29,757,604	£29,757,604
60% LAR - 40% CIR	15%	£19,228,858	£11,861,254	£31,049,339	£31,049,339	£31,049,339	£31,049,339	£31,049,339
60% LAR - 40% CIR	20%	£20,520,593	£11,874,845	£32,341,074	£32,341,074	£32,341,074	£32,341,074	£32,341,074
60% LAR - 40% CIR	25%	£21,812,328	£11,888,436	£33,632,809	£33,632,809	£33,632,809	£33,632,809	£33,632,809
60% LAR - 40% CIR	30%	£23,104,063	£11,902,027	£34,924,544	£34,924,544	£34,924,544	£34,924,544	£34,924,544
60% LAR - 40% CIR	35%	£24,395,798	£11,915,618	£36,216,279	£36,216,279	£36,216,279	£36,216,279	£36,216,279
60% LAR - 40% CIR	40%	£25,687,533	£11,929,209	£37,508,014	£37,508,014	£37,508,014	£37,508,014	£37,508,014
60% LAR - 40% CIR	45%	£26,979,268	£11,942,800	£38,800,000	£38,800,000	£38,800,000	£38,800,000	£38,800,000
60% LAR - 40% CIR	50%	£28,271,003	£11,956,391	£40,091,986	£40,091,986	£40,091,986	£40,091,986	£40,091,986

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£49,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£15,353,653	£11,820,481	£27,174,134	£27,174,134	£27,174,134	£27,174,134	£27,174,134
60% LAR - 40% CIR	5%	£16,645,388	£11,834,072	£28,465,869	£28,465,869	£28,465,869	£28,465,869	£28,465,869
60% LAR - 40% CIR	10%	£17,937,123	£11,847,663	£29,757,604	£29,757,604	£29,757,604	£29,757,604	£29,757,604
60% LAR - 40% CIR	15%	£19,228,858	£11,861,254	£31,049,339	£31,049,339	£31,049,339	£31,049,339	£31,049,339
60% LAR - 40% CIR	20%	£20,520,593	£11,874,845	£32,341,074	£32,341,074	£32,341,074	£32,341,074	£32,341,074
60% LAR - 40% CIR	25%	£21,812,328	£11,888,436	£33,632,809	£33,632,809	£33,632,809	£33,632,809	£33,632,809
60% LAR - 40% CIR	30%	£23,104,063	£11,902,027	£34,924,544	£34,924,544	£34,924,544	£34,924,544	£34,924,544
60% LAR - 40% CIR	35%	£24,395,798	£11,915,618	£36,216,279	£36,216,279	£36,216,279	£36,216,279	£36,216,279
60% LAR - 40% CIR	40%	£25,687,533	£11,929,209	£37,508,014	£37,508,014	£37,508,014	£37,508,014	£37,508,014
60% LAR - 40% CIR	45%	£26,979,268	£11,942,800	£38,800,000	£38,800,000	£38,800,000	£38,800,000	£38,800,000
60% LAR - 40% CIR	50%	£28,271,003	£11,956,391	£40,091,986	£40,091,986	£40,091,986	£40,091,986	£40,091,986

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£15,353,653	£11,820,481	£27,174,134	£27,174,134	£27,174,134	£27,174,134	£27,174,134
60% LAR - 40% CIR	5%	£16,645,388	£11,834,072	£28,465,869	£28,465,869	£28,465,869	£28,465,869	£28,465,869
60% LAR - 40% CIR	10%	£17,937,123	£11,847,663	£29,757,604	£29,757,604	£29,757,604	£29,757,604	£29,757,604
60% LAR - 40% CIR	15%	£19,228,858	£11,861,254	£31,049,339	£31,049,339	£31,049,339	£31,049,339	£31,049,339
60% LAR - 40% CIR	20%	£20,520,593	£11,874,845	£32,341,074	£32,341,074	£32,341,074	£32,341,074	£32,341,074
60% LAR - 40% CIR	25%	£21,812,328	£11,888,436	£33,632,809	£33,632,809	£33,632,809	£33,632,809	£33,632,809
60% LAR - 40% CIR	30%	£23,104,063	£11,902,027	£34,924,544	£34,924,544	£34,924,544	£34,924,544	£34,924,544
60% LAR - 40% CIR	35%	£24,395,798	£11,915,618	£36,216,279	£36,216,279	£36,216,279	£36,216,279	£36,216,279
60% LAR - 40% CIR	40%	£25,687,533	£11,929,209	£37,508,014	£37,508,014	£37,508,014	£37,508,014	£37,508,014
60% LAR - 40% CIR	45%	£26,979,268	£11,942,800	£38,800,000	£38,800,000	£38,800,000	£38,800,000	£38,800,000
60% LAR - 40% CIR	50%	£28,271,003	£11,956,391	£40,091,986	£40,091,986	£40,091,986	£40,091,986	£40,091,986

LB Camden
Local Plan Viability Testing 2025

Reel 13 T3 - 116 Plots & 4 Pitches at a rent of £87.51 per pitch per week

No Units	116
Site Area	5.88 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£7,893,932	£1,206,889	£264,784	£668,597	£800,001	£2,911,147	£4,389,769
60% LAR - 40% CR	5%	16,533,364	£3,295	£1,764,148	£1,869,139	£2,131,616	£3,782,477	£4,581,481
60% LAR - 40% CR	10%	£5,136,609	£1,176,725	£2,979,016	£3,084,231	£3,345,770	£4,915,002	£5,768,795
60% LAR - 40% CR	15%	£3,161,974	£2,493,680	£4,397,880	£4,137,181	£4,877,849	£6,151,916	£7,055,646
60% LAR - 40% CR	20%	£2,354,367	£3,856,297	£5,448,549	£5,542,895	£6,917,703	£7,372,093	£8,533,420
60% LAR - 40% CR	25%	£194,296	£4,814,620	£6,702,362	£6,884,042	£7,965,236	£8,620,404	£9,484,389
60% LAR - 40% CR	30%	£503,363	£6,184,860	£7,868,300	£8,017,147	£9,339,316	£9,861,724	£10,743,017
60% LAR - 40% CR	35%	£21,999,102	£7,466,963	£9,246,595	£9,549,852	£9,607,818	£11,185,923	£12,015,981
60% LAR - 40% CR	40%	£5,493,929	£8,760,689	£10,537,643	£10,640,980	£10,897,603	£12,443,234	£13,301,347
60% LAR - 40% CR	45%	£4,899,718	£10,065,984	£11,839,605	£11,942,482	£12,186,603	£13,742,450	£14,589,587
60% LAR - 40% CR	50%	£6,116,367	£11,382,719	£13,154,068	£13,256,824	£13,513,638	£15,094,522	£15,910,670

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£33,671,038	£108,348,961	£102,119,744	£102,223,367	£102,285,481	£104,064,241	£104,944,748
60% LAR - 40% CR	5%	£36,033,686	£101,527,176	£105,178,108	£105,424,469	£105,680,078	£107,451,747	£108,343,240
60% LAR - 40% CR	10%	£36,418,351	£102,730,685	£104,534,576	£104,839,191	£104,900,730	£106,682,862	£107,571,758
60% LAR - 40% CR	15%	£31,141,986	£103,934,194	£103,892,662	£104,192,662	£104,277,869	£106,069,409	£107,061,250
60% LAR - 40% CR	20%	£39,220,793	£109,211,217	£107,963,808	£107,967,785	£107,967,863	£108,927,052	£109,783,396
60% LAR - 40% CR	25%	£36,684,646	£108,489,637	£108,489,637	£108,489,637	£108,489,637	£110,135,366	£111,046,421
60% LAR - 40% CR	30%	£102,913,253	£107,786,890	£106,523,362	£106,624,767	£106,669,276	£111,938,644	£112,598,577
60% LAR - 40% CR	35%	£103,554,262	£109,021,313	£110,801,593	£110,804,762	£111,362,778	£112,13,880	£113,135,640
60% LAR - 40% CR	40%	£119,041,489	£119,133,448	£119,133,448	£119,133,448	£119,133,448	£113,862,861	£114,862,861
60% LAR - 40% CR	45%	£108,504,677	£111,620,344	£111,364,363	£111,367,442	£111,754,903	£115,297,430	£116,154,442
60% LAR - 40% CR	50%	£126,071,817	£112,007,476	£114,179,288	£114,811,749	£115,680,698	£118,668,492	£119,748,536

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£51,562,474	£36,449,232	£31,237,689	£31,242,179	£31,609,056	£33,139,177	£34,044,841
60% LAR - 40% CR	5%	£39,560,600	£37,560,600	£36,560,600	£36,560,600	£36,560,600	£38,560,600	£39,560,600
60% LAR - 40% CR	10%	£35,732,588	£31,983,360	£33,981,330	£33,981,330	£34,046,360	£36,046,360	£37,046,360
60% LAR - 40% CR	20%	£27,139,271	£25,129,667	£24,962,246	£24,962,246	£24,962,246	£26,962,246	£27,962,246
60% LAR - 40% CR	25%	£36,207,144	£24,386,469	£26,176,867	£26,176,867	£26,176,867	£28,176,867	£29,176,867
60% LAR - 40% CR	30%	£39,993,793	£30,668,330	£27,441,760	£27,441,760	£27,441,760	£29,441,760	£30,441,760
60% LAR - 40% CR	35%	£47,447,342	£36,449,232	£34,449,232	£34,449,232	£34,449,232	£36,449,232	£37,449,232
60% LAR - 40% CR	40%	£32,967,369	£38,234,129	£37,910,363	£37,910,363	£37,910,363	£39,910,363	£40,910,363
60% LAR - 40% CR	45%	£34,449,232	£39,993,793	£39,993,793	£39,993,793	£39,993,793	£41,993,793	£42,993,793
60% LAR - 40% CR	50%	£35,562,167	£40,656,128	£40,656,128	£40,656,128	£40,656,128	£42,656,128	£43,656,128

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£35,515,630	£42,930,385	£43,930,385	£43,930,385	£44,084,816	£45,143,277	£46,018,201
60% LAR - 40% CR	5%	£36,199,191	£42,212,325	£44,016,418	£44,016,418	£44,016,418	£46,016,418	£47,016,418
60% LAR - 40% CR	10%	£36,289,628	£44,449,720	£46,244,690	£46,244,690	£46,009,840	£48,173,715	£49,049,640
60% LAR - 40% CR	20%	£41,120,633	£47,460,948	£49,003,097	£49,003,097	£49,003,097	£51,003,097	£52,003,097
60% LAR - 40% CR	25%	£41,120,634	£48,961,453	£48,738,160	£48,738,160	£48,738,160	£50,738,160	£51,738,160
60% LAR - 40% CR	30%	£42,017,691	£49,921,695	£49,921,695	£49,921,695	£49,921,695	£51,921,695	£52,921,695
60% LAR - 40% CR	35%	£44,638,962	£49,561,453	£51,561,453	£51,561,453	£51,644,418	£53,144,418	£54,144,418
60% LAR - 40% CR	40%	£46,279,075	£49,797,468	£52,797,468	£52,797,468	£52,797,468	£54,797,468	£55,797,468
60% LAR - 40% CR	45%	£47,538,518	£50,100,764	£53,096,262	£53,096,262	£53,146,403	£55,146,403	£56,146,403
60% LAR - 40% CR	50%	£48,993,187	£50,418,919	£53,380,648	£53,380,648	£53,500,438	£55,500,438	£56,500,438

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£11,531,166	£20,516,171	£21,469,824	£22,360,836	£22,365,541	£23,198,111	£24,014,028
60% LAR - 40% CR	5%	£14,464,446	£21,591,835	£22,591,835	£23,591,835	£23,596,696	£24,596,696	£25,596,696
60% LAR - 40% CR	10%	£19,298,431	£22,900,765	£24,244,096	£24,599,271	£24,769,110	£26,149,042	£27,111,836
60% LAR - 40% CR	15%	£11,584,686	£25,424,466	£26,924,466	£27,924,466	£27,924,466	£29,424,466	£30,424,466
60% LAR - 40% CR	20%	£13,590,873	£26,961,267	£28,373,846	£28,971,846	£29,279,743	£30,979,743	£31,979,743
60% LAR - 40% CR	25%	£19,298,431	£29,298,060	£29,298,060	£29,298,060	£29,298,060	£31,298,060	£32,298,060
60% LAR - 40% CR	30%	£21,469,824	£29,969,860	£29,969,860	£29,969,860	£29,969,860	£31,969,860	£32,969,860
60% LAR - 40% CR	35%	£23,432,142	£29,861,963	£30,071,642	£30,714,842	£31,032,868	£32,989,868	£33,441,021
60% LAR - 40% CR	40%	£24,418,688	£29,186,728	£29,186,728	£29,186,728	£29,186,728	£31,867,814	£32,748,367
60% LAR - 40% CR	45%	£28,428,738	£31,461,054	£30,264,493	£31,967,862	£33,628,843	£35,187,499	£36,024,627
60% LAR - 40% CR	50%	£27,441,467	£32,001,026	£30,476,138	£32,461,864	£34,008,076	£36,459,692	£37,530,616

LB Camden
Local Plan Viability Testing 2025

Reel 13 T3 - 116 Plots & 4 Pitches at a rent of £87.51 per pitch per week

No Units	116
Site Area	5.88 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	5%	£10,427,738	£3,788,581	£1,986,417	£1,986,417	£1,986,417	£1,986,417	£789,814
60% LAR - 40% CR	5%	18,340,554	£2,457,532	£100,979	£999,125	£844,475	£1,297,221	£2,083,148
60% LAR - 40% CR	10%	£7,433,150	£1,144,077	£815,248	£718,291	£378,054	£2,547,265	£4,418,080
60% LAR - 40% CR	15%	£5,950,959	£183,836	£1,971,712	£2,195,848	£1,566,739	£4,766,869	£4,766,869
60% LAR - 40% CR	20%	£2,575,537	£1,551,621	£3,344,259	£3,446,188	£3,708,066	£5,297,425	£5,133,763
60% LAR - 40% CR	25%	£2,650,079	£2,841,522	£4,729,268	£4,832,945	£5,062,140	£5,047,307	£4,571,289
60% LAR - 40% CR	30%	£1,373,666	£4,843,333	£8,126,743	£8,230,181	£8,488,798	£8,048,166	£4,962,063
60% LAR - 40% CR	35%	£498,078	£5,768,555	£7,538,577	£7,639,784	£7,897,852	£8,445,900	£4,505,963
60% LAR - 40% CR	40%	£1,415,411	£7,182,212	£8,608,586	£8,711,603	£9,318,144	£10,864,307	£11,722,859
60% LAR - 40% CR	45%	£3,582,779	£8,819,047	£10,392,668	£10,495,524	£10,762,666	£12,296,513	£13,162,650
60% LAR - 40% CR	50%	£5,380,959	£10,087,321	£11,638,750	£11,941,428	£12,188,240	£13,736,128	£14,995,171

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	5%	£31,127,222	£37,789,376	£38,593,343	£38,593,343	£38,593,343	£38,593,343	£102,234,774
60% LAR - 40% CR	5%	£32,412,638	£38,593,343	£100,969,649	£100,969,649	£100,969,649	£100,969,649	£100,969,649
60% LAR - 40% CR	10%	£34,121,810	£100,969,649	£102,170,359	£102,170,359	£102,170,359	£102,170,359	£102,170,359
60% LAR - 40% CR	15%	£35,171,423	£102,170,359	£104,389,169	£104,389,169	£104,389,169	£104,389,169	£104,389,169
60% LAR - 40% CR	20%	£36,221,036	£104,389,169	£106,608,979	£106,608,979	£106,608,979	£106,608,979	£106,608,979
60% LAR - 40% CR	25%	£37,270,649	£106,608,979	£108,828,789	£108,828,789	£108,828,789	£108,828,789	£108,828,789
60% LAR - 40% CR	30%	£38,320,262	£108,828,789	£111,048,599	£111,048,599	£111,048,599	£111,048,599	£111,048,599
60% LAR - 40% CR	35%	£39,369,875	£111,048,599	£113,268,409	£113,268,409	£113,268,409	£113,268,409	£113,268,409
60% LAR - 40% CR	40%	£40,419,488	£113,268,409	£115,488,219	£115,488,219	£115,488,219	£115,488,219	£115,488,219
60% LAR - 40% CR	45%	£41,469,101	£115,488,219	£117,708,029	£117,708,029	£117,708,029	£117,708,029	£117,708,029
60% LAR - 40% CR	50%	£42,518,714	£117,708,029	£119,927,839	£119,927,839	£119,927,839	£119,927,839	£119,927,839

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	5%	£30,531,414	£37,036,108	£37,842,261	£37,842,261	£37,842,261	£37,842,261	£101,553,885
60% LAR - 40% CR	5%	£31,816,830	£37,842,261	£100,969,649	£100,969,649	£100,969,649	£100,969,649	£100,969,649
60% LAR - 40% CR	10%	£33,063,511	£37,842,261	£102,170,359	£102,170,359	£102,170,359	£102,170,359	£102,170,359
60% LAR - 40% CR	15%	£34,310,192	£37,842,261	£104,389,169	£104,389,169	£104,389,169	£104,389,169	£104,389,169
60% LAR - 40% CR	20%	£35,556,873	£37,842,261	£106,608,979	£106,608,979	£106,608,979	£106,608,979	£106,608,979
60% LAR - 40% CR	25%	£36,803,554	£37,842,261	£108,828,789	£108,828,789	£108,828,789	£108,828,789	£108,828,789
60% LAR - 40% CR	30%	£38,050,235	£37,842,261	£111,048,599	£111,048,599	£111,048,599	£111,048,599	£111,048,599
60% LAR - 40% CR	35%	£39,296,916	£37,842,261	£113,268,409	£113,268,409	£113,268,409	£113,268,409	£113,268,409
60% LAR - 40% CR	40%	£40,543,597	£37,842,261	£115,488,219	£115,488,219	£115,488,219	£115,488,219	£115,488,219
60% LAR - 40% CR	45%	£41,790,278	£37,842,261	£117,708,029	£117,708,029	£117,708,029	£117,708,029	£117,708,029
60% LAR - 40% CR	50%	£43,036,959	£37,842,261	£119,927,839	£119,927,839	£119,927,839	£119,927,839	£119,927,839

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	5%	£33,694,710	£39,579,483	£41,355,641	£41,355,641	£41,355,641	£41,355,641	£104,118,945
60% LAR - 40% CR	5%	£34,940,099	£39,579,483	£100,969,649	£100,969,649	£100,969,649	£100,969,649	£100,969,649
60% LAR - 40% CR	10%	£36,185,488	£39,579,483	£102,170,359	£102,170,359	£102,170,359	£102,170,359	£102,170,359
60% LAR - 40% CR	15%	£37,430,877	£39,579,483	£104,389,169	£104,389,169	£104,389,169	£104,389,169	£104,389,169
60% LAR - 40% CR	20%	£38,676,266	£39,579,483	£106,608,979	£106,608,979	£106,608,979	£106,608,979	£106,608,979
60% LAR - 40% CR	25%	£39,921,655	£39,579,483	£108,828,789	£108,828,789	£108,828,789	£108,828,789	£108,828,789
60% LAR - 40% CR	30%	£41,167,044	£39,579,483	£111,048,599	£111,048,599	£111,048,599	£111,048,599	£111,048,599
60% LAR - 40% CR	35%	£42,412,433	£39,579,483	£113,268,409	£113,268,409	£113,268,409	£113,268,409	£113,268,409
60% LAR - 40% CR	40%	£43,657,822	£39,579,483	£115,488,219	£115,488,219	£115,488,219	£115,488,219	£115,488,219
60% LAR - 40% CR	45%	£44,903,211	£39,579,483	£117,708,029	£117,708,029	£117,708,029	£117,708,029	£117,708,029
60% LAR - 40% CR	50%	£46,148,600	£39,579,483	£119,927,839	£119,927,839	£119,927,839	£119,927,839	£119,927,839

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	5%	£10,387,354	£17,969,469	£18,229,623	£18,229,623	£18,229,623	£18,229,623	£22,184,684
60% LAR - 40% CR	5%	£11,440,000	£18,229,623	£100,969,649	£100,969,649	£100,969,649	£100,969,649	£100,969,649
60% LAR - 40% CR	10%	£12,492,646	£18,229,623	£102,170,359	£102,170,359	£102,170,359	£102,170,359	£102,170,359
60% LAR - 40% CR	15%	£13,545,292	£18,229,623	£104,389,169	£104,389,169	£104,389,169	£104,389,169	£104,389,169
60% LAR - 40% CR	20%	£14,597,938	£18,229,623	£106,608,979	£106,608,979	£106,608,979	£106,608,979	£106,608,979
60% LAR - 40% CR	25%	£15,650,584	£18,229,623	£108,828,789	£108,828,789	£108,828,789	£108,828,789	£108,828,789
60% LAR - 40% CR	30%	£16,703,230	£18,229,623	£111,048,599	£111,048,599	£111,048,599	£111,048,599	£111,048,599
60% LAR - 40% CR	35%	£17,755,876	£18,229,623	£113,268,409	£113,268,409	£113,268,409	£113,268,409	£113,268,409
60% LAR - 40% CR	40%	£18,808,522	£18,229,623	£115,488,219	£115,488,219	£115,488,219	£115,488,219	£115,488,219
60% LAR - 40% CR	45%	£19,861,168	£18,229,623	£117,708,029	£117,708,029	£117,708,029	£117,708,029	£117,708,029
60% LAR - 40% CR	50%	£20,913,814	£18,229,623	£119,927,839	£119,927,839	£119,927,839	£119,927,839	£119,927,839

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £87.51 per pitch per week		Value Area		Zone B - £1,000 paf	
No Units	116	Sales value inflation		Base	
Site Area	1.66 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) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
Tenure	% AH	£12,948,054	£8,310,293	£4,547,129	£4,444,875
60% LAR - 40% CIR	5%	£11,335,354	£4,881,459	£3,125,105	£3,023,247
60% LAR - 40% CIR	10%	£9,713,378	£3,440,018	£1,690,540	£1,589,045
60% LAR - 40% CIR	15%	£8,091,864	£1,997,648	£441,559	£442,368
60% LAR - 40% CIR	20%	£6,470,350	£525,368	£2,756,109	£2,659,848
60% LAR - 40% CIR	25%	£4,848,836	£2,507,778	£4,485,206	£4,388,643
60% LAR - 40% CIR	30%	£3,227,322	£4,048,918	£5,626,560	£5,625,767
60% LAR - 40% CIR	35%	£1,605,808	£5,603,135	£7,381,108	£7,483,125
60% LAR - 40% CIR	40%	£2,105,842	£7,172,108	£8,945,730	£9,048,569
60% LAR - 40% CIR	50%	£3,885,560	£8,751,624	£10,523,352	£10,626,028
Residual Land values compared to benchmark land values Higher Value Secondary Offices		£97,649,000			
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
Tenure	% AH	£38,635,305	£35,244,867	£37,207,831	£37,110,885
60% LAR - 40% CIR	0%	£36,716,638	£36,475,501	£36,475,501	£36,471,713
60% LAR - 40% CIR	5%	£31,841,562	£38,114,342	£39,844,420	£39,953,915
60% LAR - 40% CIR	10%	£26,966,486	£39,800,977	£41,530,419	£41,642,367
60% LAR - 40% CIR	15%	£19,138,353	£40,031,562	£42,764,352	£42,866,267
60% LAR - 40% CIR	20%	£13,261,786	£40,262,146	£43,998,285	£44,100,139
60% LAR - 40% CIR	25%	£8,385,268	£40,492,730	£45,230,218	£45,332,131
60% LAR - 40% CIR	30%	£4,509,145	£40,723,314	£46,462,151	£46,564,064
60% LAR - 40% CIR	35%	£1,633,022	£40,953,898	£47,694,084	£47,795,997
60% LAR - 40% CIR	40%	£1,133,893	£41,184,482	£48,926,017	£49,027,930
60% LAR - 40% CIR	45%	£1,254,445	£41,415,066	£50,157,950	£50,259,863
60% LAR - 40% CIR	50%	£1,254,445	£41,415,066	£50,157,950	£50,259,863
Residual Land values compared to benchmark land values Medium Value Secondary Offices		£87,186,000			
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
Tenure	% AH	£48,137,114	£34,391,861	£36,448,433	£36,429,193
60% LAR - 40% CIR	0%	£46,150,229	£34,622,445	£36,679,017	£36,659,777
60% LAR - 40% CIR	5%	£44,163,344	£34,853,029	£36,909,601	£36,890,361
60% LAR - 40% CIR	10%	£42,176,459	£35,083,613	£37,140,185	£37,120,945
60% LAR - 40% CIR	15%	£40,189,574	£35,314,199	£37,370,769	£37,351,529
60% LAR - 40% CIR	20%	£38,202,689	£35,544,783	£37,601,353	£37,582,113
60% LAR - 40% CIR	25%	£36,215,804	£35,775,367	£37,831,937	£37,812,697
60% LAR - 40% CIR	30%	£34,228,919	£36,005,951	£38,062,521	£38,043,281
60% LAR - 40% CIR	35%	£32,242,034	£36,236,535	£38,293,105	£38,273,865
60% LAR - 40% CIR	40%	£30,255,149	£36,467,119	£38,523,689	£38,504,449
60% LAR - 40% CIR	45%	£28,268,264	£36,697,703	£38,754,273	£38,735,033
60% LAR - 40% CIR	50%	£28,268,264	£36,697,703	£38,754,273	£38,735,033
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space		£40,420,000			
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
Tenure	% AH	£36,700,476	£37,155,341	£38,011,595	£38,013,553
60% LAR - 40% CIR	0%	£34,713,591	£37,385,925	£38,242,179	£38,244,137
60% LAR - 40% CIR	5%	£32,726,706	£37,616,509	£38,472,763	£38,474,721
60% LAR - 40% CIR	10%	£30,739,821	£37,847,093	£38,703,347	£38,705,305
60% LAR - 40% CIR	15%	£28,752,936	£38,077,677	£38,933,931	£38,935,889
60% LAR - 40% CIR	20%	£26,766,051	£38,308,261	£39,164,515	£39,166,473
60% LAR - 40% CIR	25%	£24,779,166	£38,538,845	£39,395,099	£39,397,057
60% LAR - 40% CIR	30%	£22,792,281	£38,769,429	£39,625,683	£39,627,641
60% LAR - 40% CIR	35%	£20,805,396	£38,999,013	£39,856,267	£39,858,225
60% LAR - 40% CIR	40%	£18,818,511	£39,229,597	£40,086,851	£40,088,809
60% LAR - 40% CIR	45%	£16,831,626	£39,460,181	£40,317,435	£40,319,393
60% LAR - 40% CIR	50%	£16,831,626	£39,460,181	£40,317,435	£40,319,393
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution		£20,691,000			
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
Tenure	% AH	£10,114,747	£10,114,747	£10,114,747	£10,114,747
60% LAR - 40% CIR	0%	£9,561,361	£9,561,361	£9,561,361	£9,561,361
60% LAR - 40% CIR	5%	£9,007,975	£9,007,975	£9,007,975	£9,007,975
60% LAR - 40% CIR	10%	£8,454,589	£8,454,589	£8,454,589	£8,454,589
60% LAR - 40% CIR	15%	£7,901,203	£7,901,203	£7,901,203	£7,901,203
60% LAR - 40% CIR	20%	£7,347,817	£7,347,817	£7,347,817	£7,347,817
60% LAR - 40% CIR	25%	£6,794,431	£6,794,431	£6,794,431	£6,794,431
60% LAR - 40% CIR	30%	£6,241,045	£6,241,045	£6,241,045	£6,241,045
60% LAR - 40% CIR	35%	£5,687,659	£5,687,659	£5,687,659	£5,687,659
60% LAR - 40% CIR	40%	£5,134,273	£5,134,273	£5,134,273	£5,134,273
60% LAR - 40% CIR	45%	£4,580,887	£4,580,887	£4,580,887	£4,580,887
60% LAR - 40% CIR	50%	£4,580,887	£4,580,887	£4,580,887	£4,580,887

LB Camden
Local Plan Viability Testing 2025

Reel 13 T3 - 116 Plots & 4 Pitches at a rent of £87.51 per pitch per week

No Units	116
Site Area	5.88 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	£15,488,371	£8,862,005	£7,088,841	£8,986,587	£8,740,953	£5,207,145	£4,305,029
60% LAR - 40% CR	5%	£15,793,565	£7,305,585	£5,540,211	£5,447,773	£5,180,727	£3,664,848	£2,916,023
60% LAR - 40% CR	10%	£11,981,963	£5,737,158	£3,987,080	£3,885,585	£3,631,849	£2,109,431	£1,263,644
60% LAR - 40% CR	15%	£10,251,991	£4,156,848	£2,172,595	£2,111,344	£2,084,442	£1,041,288	£597,997
60% LAR - 40% CR	20%	£8,650,515	£2,564,738	£1,055,626	£1,043,768	£1,037,021	£416,183	£210,609
60% LAR - 40% CR	25%	£8,657,648	£1,960,972	£785,342	£787,301	£781,045	£270,113	£130,006
60% LAR - 40% CR	30%	£4,846,063	£664,331	£2,443,649	£2,447,016	£2,365,644	£43,370,052	£5,216,946
60% LAR - 40% CR	35%	£3,023,628	£2,336,901	£4,118,542	£4,219,749	£4,477,767	£8,026,870	£9,885,928
60% LAR - 40% CR	40%	£1,190,451	£4,425,207	£5,801,611	£5,844,648	£5,162,188	£7,732,441	£9,665,914
60% LAR - 40% CR	45%	£963,330	£5,725,171	£7,488,792	£7,601,648	£7,858,790	£9,401,637	£10,268,774
60% LAR - 40% CR	50%	£2,376,162	£7,436,028	£9,207,508	£9,310,630	£9,567,444	£11,108,328	£11,964,376

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£38,088,585	£32,962,565	£34,456,715	£34,558,375	£34,814,507	£34,347,815	£39,188,031
60% LAR - 40% CR	5%	£37,124,135	£26,246,375	£26,107,827	£26,107,827	£26,362,251	£26,748,914	£30,748,893
60% LAR - 40% CR	10%	£36,573,257	£20,817,862	£20,767,883	£20,768,375	£20,823,111	£20,848,326	£24,952,316
60% LAR - 40% CR	15%	£35,138,122	£15,388,122	£15,388,122	£15,388,122	£15,443,158	£15,468,373	£19,144,815
60% LAR - 40% CR	20%	£33,104,443	£9,960,222	£10,129,334	£10,130,182	£10,185,337	£10,213,142	£13,014,988
60% LAR - 40% CR	25%	£29,137,113	£4,538,113	£4,538,113	£4,538,113	£4,593,147	£4,620,952	£6,814,988
60% LAR - 40% CR	30%	£26,108,867	£1,021,210	£1,021,210	£1,021,210	£1,076,244	£1,103,121	£1,673,909
60% LAR - 40% CR	35%	£26,571,332	£1,031,891	£1,031,891	£1,031,891	£1,086,925	£1,113,802	£1,684,888
60% LAR - 40% CR	40%	£1,304,868	£1,304,868	£1,304,868	£1,304,868	£1,309,899	£1,314,931	£1,319,963
60% LAR - 40% CR	45%	£1,312,218	£1,312,218	£1,312,218	£1,312,218	£1,317,250	£1,322,282	£1,327,314
60% LAR - 40% CR	50%	£1,324,126	£1,324,126	£1,324,126	£1,324,126	£1,329,158	£1,334,190	£1,339,222

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£49,124,814	£42,167,853	£43,524,029	£43,524,029	£43,579,213	£43,579,213	£49,657,417
60% LAR - 40% CR	5%	£48,160,364	£36,216,303	£36,166,324	£36,166,324	£36,221,508	£36,221,508	£48,703,011
60% LAR - 40% CR	10%	£46,251,544	£30,266,352	£30,216,373	£30,216,373	£30,271,557	£30,271,557	£46,748,605
60% LAR - 40% CR	15%	£43,522,503	£24,316,401	£24,266,422	£24,266,422	£24,321,606	£24,321,606	£44,019,664
60% LAR - 40% CR	20%	£40,793,462	£18,366,450	£18,316,471	£18,316,471	£18,371,655	£18,371,655	£41,290,723
60% LAR - 40% CR	25%	£37,064,421	£12,416,499	£12,366,520	£12,366,520	£12,421,704	£12,421,704	£37,561,782
60% LAR - 40% CR	30%	£33,335,380	£6,466,548	£6,416,569	£6,416,569	£6,471,753	£6,471,753	£33,832,841
60% LAR - 40% CR	35%	£29,606,339	£5,516,597	£5,466,618	£5,466,618	£5,521,802	£5,521,802	£29,903,899
60% LAR - 40% CR	40%	£25,877,298	£4,566,646	£4,516,667	£4,516,667	£4,571,851	£4,571,851	£26,174,958
60% LAR - 40% CR	45%	£22,148,257	£3,616,695	£3,566,716	£3,566,716	£3,621,900	£3,621,900	£22,419,017
60% LAR - 40% CR	50%	£22,148,257	£3,616,695	£3,566,716	£3,566,716	£3,621,900	£3,621,900	£22,419,017

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£38,194,196	£32,962,565	£34,456,715	£34,558,375	£34,814,507	£34,347,815	£39,188,031
60% LAR - 40% CR	5%	£38,205,113	£26,246,375	£26,107,827	£26,107,827	£26,362,251	£26,748,914	£30,748,893
60% LAR - 40% CR	10%	£31,613,209	£20,817,862	£20,767,883	£20,767,883	£20,823,111	£20,848,326	£24,952,316
60% LAR - 40% CR	15%	£31,613,209	£15,388,122	£15,388,122	£15,388,122	£15,443,158	£15,468,373	£19,144,815
60% LAR - 40% CR	20%	£29,137,113	£9,960,222	£10,129,334	£10,129,334	£10,185,337	£10,213,142	£13,014,988
60% LAR - 40% CR	25%	£26,108,867	£4,538,113	£4,538,113	£4,538,113	£4,593,147	£4,620,952	£6,814,988
60% LAR - 40% CR	30%	£23,080,621	£1,021,210	£1,021,210	£1,021,210	£1,076,244	£1,103,121	£1,673,909
60% LAR - 40% CR	35%	£23,080,621	£1,021,210	£1,021,210	£1,021,210	£1,076,244	£1,103,121	£1,673,909
60% LAR - 40% CR	40%	£23,080,621	£1,021,210	£1,021,210	£1,021,210	£1,076,244	£1,103,121	£1,673,909
60% LAR - 40% CR	45%	£23,080,621	£1,021,210	£1,021,210	£1,021,210	£1,076,244	£1,103,121	£1,673,909
60% LAR - 40% CR	50%	£23,080,621	£1,021,210	£1,021,210	£1,021,210	£1,076,244	£1,103,121	£1,673,909

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£2,592,689	£17,561,335	£14,266,786	£14,266,786	£14,684,587	£14,717,786	£17,076,011
60% LAR - 40% CR	5%	£2,484,433	£14,119,416	£11,817,867	£11,817,867	£12,235,668	£12,268,867	£14,624,017
60% LAR - 40% CR	10%	£2,343,377	£10,667,862	£8,367,313	£8,367,313	£8,785,114	£8,818,313	£11,171,386
60% LAR - 40% CR	15%	£1,191,286	£7,215,902	£4,915,353	£4,915,353	£5,333,154	£5,366,353	£7,717,435
60% LAR - 40% CR	20%	£1,174,325	£1,860,362	£2,368,214	£2,368,214	£2,786,015	£2,819,214	£3,237,013
60% LAR - 40% CR	25%	£1,174,325	£1,860,362	£2,368,214	£2,368,214	£2,786,015	£2,819,214	£3,237,013
60% LAR - 40% CR	30%	£1,174,325	£1,860,362	£2,368,214	£2,368,214	£2,786,015	£2,819,214	£3,237,013
60% LAR - 40% CR	35%	£1,174,325	£1,860,362	£2,368,214	£2,368,214	£2,786,015	£2,819,214	£3,237,013
60% LAR - 40% CR	40%	£1,174,325	£1,860,362	£2,368,214	£2,368,214	£2,786,015	£2,819,214	£3,237,013
60% LAR - 40% CR	45%	£1,174,325	£1,860,362	£2,368,214	£2,368,214	£2,786,015	£2,819,214	£3,237,013
60% LAR - 40% CR	50%	£1,174,325	£1,860,362	£2,368,214	£2,368,214	£2,786,015	£2,819,214	£3,237,013

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £87.51 per pitch per week

No Units	116
Site Area	1.66 Hk

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	£17,988,688	£11,402,124	£8,692,553	£8,548,299	£8,262,664	£7,758,897	£6,906,742
60% LAR - 40% CR	5%	£16,155,950	£8,229,112	£7,573,356	£7,471,530	£7,161,653	£6,686,972	£5,250,149
60% LAR - 40% CR	10%	£14,249,948	£8,033,669	£6,283,621	£6,182,127	£5,928,391	£5,406,972	£3,560,184
60% LAR - 40% CR	15%	£12,363,860	£8,325,149	£4,341,481	£4,382,390	£4,227,307	£3,786,881	£1,868,972
60% LAR - 40% CR	20%	£10,466,767	£8,006,108	£2,886,096	£2,786,138	£2,573,993	£2,171,124	£1,001,244
60% LAR - 40% CR	25%	£8,558,777	£2,874,756	£1,140,544	£1,039,759	£788,267	£731,471	£-1,501,999
60% LAR - 40% CR	30%	£6,632,861	£1,131,861	£-267,557	£-298,319	£-584,687	£-2,214,465	£-3,337,368
60% LAR - 40% CR	35%	£4,682,240	£-631,952	£-2,406,525	£-2,509,752	£-2,767,749	£-4,315,853	£-5,175,911
60% LAR - 40% CR	40%	£2,721,478	£-2,440,760	£-4,223,153	£-4,328,170	£-4,683,712	£-6,198,463	£-7,967,437
60% LAR - 40% CR	45%	£750,081	£-4,278,233	£-6,051,854	£-6,154,711	£-6,411,852	£-7,554,699	£-8,811,836
60% LAR - 40% CR	50%	£-1,254,765	£-6,121,127	£-7,882,607	£-7,986,232	£-8,252,046	£-9,792,939	£-10,648,978

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£33,585,212	£30,152,836	£26,945,407	£26,206,881	£25,262,236	£23,786,133	£24,844,218
60% LAR - 40% CR	5%	£28,435,034	£29,125,248	£26,567,462	£25,840,460	£24,858,568	£23,382,649	£24,441,811
60% LAR - 40% CR	10%	£23,505,512	£26,567,361	£25,217,330	£24,572,833	£23,656,558	£21,724,988	£22,294,778
60% LAR - 40% CR	15%	£18,728,467	£22,286,167	£22,524,499	£21,877,467	£20,737,449	£18,844,766	£19,044,766
60% LAR - 40% CR	20%	£13,588,183	£16,348,862	£18,387,364	£17,768,622	£16,500,907	£14,553,636	£15,184,236
60% LAR - 40% CR	25%	£8,196,135	£10,226,435	£14,414,616	£13,844,116	£12,504,616	£10,567,635	£11,244,616
60% LAR - 40% CR	30%	£3,422,688	£-1,001,421	£-1,162,467	£-1,104,348	£-1,021,047	£-1,014,024	£-1,014,024
60% LAR - 40% CR	35%	£-2,672,720	£-3,102,186	£-3,103,865	£-3,104,662	£-3,104,322	£-3,102,813	£-3,102,751
60% LAR - 40% CR	40%	£-4,803,446	£-4,803,446	£-4,803,446	£-4,803,446	£-4,803,446	£-4,803,446	£-4,803,446
60% LAR - 40% CR	45%	£-7,004,878	£-7,004,878	£-7,004,878	£-7,004,878	£-7,004,878	£-7,004,878	£-7,004,878
60% LAR - 40% CR	50%	£-12,406,125	£-12,406,125	£-12,406,125	£-12,406,125	£-12,406,125	£-12,406,125	£-12,406,125

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£41,548,114	£40,748,728	£37,500,005	£36,501,440	£35,696,407	£33,384,458	£34,413,891
60% LAR - 40% CR	5%	£37,430,460	£37,430,460	£34,350,005	£33,351,440	£32,546,407	£30,234,458	£31,263,891
60% LAR - 40% CR	10%	£27,108,083	£32,107,547	£30,381,376	£29,382,811	£28,577,778	£26,265,829	£27,295,262
60% LAR - 40% CR	15%	£18,008,813	£25,807,552	£26,856,243	£25,857,678	£25,052,645	£22,740,696	£23,770,129
60% LAR - 40% CR	20%	£10,174,683	£19,186,684	£20,331,668	£19,333,103	£18,528,070	£16,216,121	£17,245,554
60% LAR - 40% CR	25%	£3,841,719	£13,841,719	£16,303,947	£15,305,382	£14,500,349	£12,188,399	£13,217,832
60% LAR - 40% CR	30%	£-1,101,200	£8,106,432	£10,570,805	£9,572,240	£8,767,207	£6,455,258	£7,484,691
60% LAR - 40% CR	35%	£-4,743,362	£-1,103,220	£-333,596	£-333,596	£-333,596	£-333,596	£-333,596
60% LAR - 40% CR	40%	£-7,004,878	£-7,004,878	£-7,004,878	£-7,004,878	£-7,004,878	£-7,004,878	£-7,004,878
60% LAR - 40% CR	45%	£-9,266,925	£-9,266,925	£-9,266,925	£-9,266,925	£-9,266,925	£-9,266,925	£-9,266,925
60% LAR - 40% CR	50%	£-12,406,125	£-12,406,125	£-12,406,125	£-12,406,125	£-12,406,125	£-12,406,125	£-12,406,125

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£25,611,614	£23,307,083	£24,963,442	£24,963,442	£24,418,967	£23,347,628	£24,796,631
60% LAR - 40% CR	5%	£22,766,862	£24,003,101	£25,753,178	£25,753,178	£25,108,469	£23,937,130	£25,386,133
60% LAR - 40% CR	10%	£19,872,940	£20,711,007	£22,459,339	£22,459,339	£21,814,630	£20,643,291	£22,092,294
60% LAR - 40% CR	15%	£17,103,033	£17,433,092	£19,169,864	£19,169,864	£18,525,155	£17,353,816	£18,802,819
60% LAR - 40% CR	20%	£14,378,023	£13,182,044	£15,889,456	£15,889,456	£15,244,747	£14,073,408	£15,522,411
60% LAR - 40% CR	25%	£11,653,013	£9,953,947	£13,164,447	£13,164,447	£12,519,738	£11,348,399	£12,797,402
60% LAR - 40% CR	30%	£8,928,003	£7,243,882	£10,439,438	£10,439,438	£9,794,729	£8,623,390	£10,072,402
60% LAR - 40% CR	35%	£6,203,003	£4,583,872	£7,714,429	£7,714,429	£7,069,720	£5,898,381	£7,347,402
60% LAR - 40% CR	40%	£3,478,003	£1,858,862	£5,000,419	£5,000,419	£4,355,711	£3,184,372	£4,632,402
60% LAR - 40% CR	45%	£750,081	£-1,103,220	£-1,103,220	£-1,103,220	£-1,103,220	£-1,103,220	£-1,103,220
60% LAR - 40% CR	50%	£-1,254,765	£-6,121,127	£-7,882,607	£-7,882,607	£-8,252,046	£-9,792,939	£-10,648,978

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£13,546,362	£10,559,916	£11,774,247	£11,774,247	£11,536,378	£10,568,183	£11,518,286
60% LAR - 40% CR	5%	£10,559,916	£11,096,208	£12,310,499	£12,310,499	£12,072,630	£11,104,435	£12,054,538
60% LAR - 40% CR	10%	£7,573,356	£8,111,791	£9,141,819	£9,141,819	£8,903,950	£7,935,755	£8,885,858
60% LAR - 40% CR	15%	£4,588,864	£5,128,247	£6,158,277	£6,158,277	£5,920,408	£4,952,213	£5,902,316
60% LAR - 40% CR	20%	£1,603,352	£2,138,682	£3,168,309	£3,168,309	£2,930,440	£1,962,245	£2,912,348
60% LAR - 40% CR	25%	£-387,158	£-1,417,488	£-2,447,516	£-2,447,516	£-2,209,647	£-1,241,452	£-1,191,555
60% LAR - 40% CR	30%	£-1,417,488	£-3,168,309	£-4,197,537	£-4,197,537	£-4,000,668	£-5,030,873	£-5,030,873
60% LAR - 40% CR	35%	£-3,168,309	£-4,197,537	£-5,227,558	£-5,227,558	£-5,030,689	£-6,060,894	£-6,060,894
60% LAR - 40% CR	40%	£-4,913,300	£-5,942,528	£-7,057,579	£-7,057,579	£-6,860,700	£-7,890,905	£-7,890,905
60% LAR - 40% CR	45%	£-6,658,291	£-7,687,519	£-8,792,599	£-8,792,599	£-8,600,720	£-9,630,925	£-9,630,925
60% LAR - 40% CR	50%	£-8,403,282	£-9,432,510	£-10,537,620	£-10,537,620	£-10,345,741	£-11,375,946	£-11,375,946

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £87.51 per pitch per week

No Units	116
Site Area	1.66 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	£20,509,004	£13,622,441	£12,185,775	£12,085,058	£17,833,265	£10,310,589	£9,456,433
60% LAR - 40% CR	5%	£18,519,297	£10,138,915	£10,387,444	£10,266,626	£10,603,979	£8,513,069	£7,664,276
60% LAR - 40% CR	10%	£16,518,233	£10,323,077	£8,580,162	£8,476,668	£8,224,031	£8,702,513	£8,856,725
60% LAR - 40% CR	15%	£14,556,129	£8,484,748	£8,102,418	£8,049,756	£8,386,362	£4,876,837	£4,618,038
60% LAR - 40% CR	20%	£12,683,501	£6,647,476	£6,556,365	£6,507,508	£4,855,363	£3,042,484	£2,202,010
60% LAR - 40% CR	25%	£10,449,015	£4,788,541	£3,054,128	£2,963,543	£2,702,080	£1,193,309	£359,090
60% LAR - 40% CR	30%	£8,404,216	£2,818,049	£1,167,823	£1,067,481	£356,497	£209,100	£1,535,831
60% LAR - 40% CR	35%	£6,340,854	£1,038,119	£700,967	£602,824	£1,097,731	£2,608,838	£3,465,884
60% LAR - 40% CR	40%	£4,252,935	£970,216	£2,444,676	£2,147,693	£3,095,234	£4,550,486	£5,403,958
60% LAR - 40% CR	45%	£2,153,593	£2,831,295	£4,694,917	£4,707,773	£4,964,914	£8,507,761	£7,364,868
60% LAR - 40% CR	50%	£44,814	£4,856,729	£8,977,108	£8,679,834	£8,936,649	£8,477,833	£9,333,819

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£31,245,595	£17,532,916	£26,393,195	£26,393,195	£59,721,695	£31,244,391	£32,086,597
60% LAR - 40% CR	5%	£28,026,713	£16,426,567	£23,459,345	£23,459,345	£51,113,941	£28,026,713	£28,849,864
60% LAR - 40% CR	10%	£25,536,727	£15,231,263	£20,574,798	£20,574,798	£43,330,028	£25,536,727	£26,698,230
60% LAR - 40% CR	15%	£23,148,013	£14,040,912	£17,694,254	£17,694,254	£35,546,115	£23,148,013	£24,513,034
60% LAR - 40% CR	20%	£19,877,939	£13,407,482	£16,348,385	£16,348,385	£28,899,597	£19,877,939	£20,322,960
60% LAR - 40% CR	25%	£16,785,016	£12,696,819	£15,066,819	£15,066,819	£23,466,417	£16,785,016	£17,368,389
60% LAR - 40% CR	30%	£13,186,744	£10,636,911	£13,367,137	£13,367,137	£19,018,333	£13,186,744	£13,610,931
60% LAR - 40% CR	35%	£9,216,105	£10,018,441	£10,235,367	£10,235,367	£15,012,681	£9,216,105	£10,023,884
60% LAR - 40% CR	40%	£7,452,456	£17,452,456	£15,169,838	£15,169,838	£13,466,184	£7,452,456	£10,841,116
60% LAR - 40% CR	45%	£2,867,437	£10,388,235	£13,109,917	£13,109,917	£10,919,874	£2,867,437	£10,814,898
60% LAR - 40% CR	50%	£1,713,148	£16,301,689	£12,128,498	£12,128,498	£10,461,608	£1,713,148	£11,008,266

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£41,594,213	£37,344,467	£48,015,595	£48,177,814	£64,124,491	£41,594,213	£41,838,169
60% LAR - 40% CR	5%	£38,102,901	£36,102,901	£45,045,296	£45,045,296	£59,260,421	£38,102,901	£38,346,076
60% LAR - 40% CR	10%	£34,867,311	£32,076,362	£42,723,524	£42,723,524	£53,077,098	£34,867,311	£35,037,913
60% LAR - 40% CR	20%	£26,993,419	£32,803,962	£34,569,075	£34,569,075	£44,918,097	£26,993,419	£27,271,430
60% LAR - 40% CR	25%	£20,426,426	£24,084,389	£26,416,312	£26,416,312	£36,777,360	£20,426,426	£20,814,324
60% LAR - 40% CR	30%	£21,569,224	£26,565,361	£23,853,917	£23,853,917	£30,551,711	£21,569,224	£21,009,271
60% LAR - 40% CR	35%	£17,158,017	£26,437,317	£20,124,407	£20,124,407	£26,000,864	£17,158,017	£16,938,909
60% LAR - 40% CR	40%	£13,220,335	£30,343,658	£22,118,116	£22,221,133	£22,478,074	£13,220,335	£14,882,366
60% LAR - 40% CR	45%	£2,153,593	£32,354,719	£25,405,867	£25,405,867	£25,405,867	£2,153,593	£26,336,385
60% LAR - 40% CR	50%	£34,426,246	£46,279,168	£36,563,548	£36,563,548	£36,563,548	£34,426,246	£36,837,878

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£23,517,513	£20,807,827	£31,659,316	£31,741,174	£51,968,821	£23,517,513	£24,372,024
60% LAR - 40% CR	5%	£22,116,567	£19,713,123	£28,466,688	£28,568,132	£51,111,869	£22,116,567	£23,069,079
60% LAR - 40% CR	10%	£20,530,671	£18,542,062	£25,269,384	£25,367,545	£48,840,448	£20,530,671	£21,389,872
60% LAR - 40% CR	20%	£15,631,176	£13,386,322	£17,124,435	£17,226,362	£41,461,427	£15,631,176	£16,514,786
60% LAR - 40% CR	25%	£11,587,785	£13,248,293	£18,962,072	£19,063,287	£39,334,720	£11,587,785	£12,581,701
60% LAR - 40% CR	30%	£10,018,441	£13,118,931	£16,945,907	£17,046,982	£37,201,103	£10,018,441	£10,935,637
60% LAR - 40% CR	35%	£8,698,948	£14,000,861	£14,727,767	£14,828,424	£34,094,431	£8,698,948	£9,552,884
60% LAR - 40% CR	40%	£7,452,456	£13,888,071	£13,600,806	£13,699,806	£32,027,028	£7,452,456	£8,277,206
60% LAR - 40% CR	45%	£3,583,277	£14,868,095	£16,541,717	£16,744,575	£37,015,714	£3,583,277	£4,651,698
60% LAR - 40% CR	50%	£21,989,786	£36,487,529	£28,613,568	£28,718,624	£28,928,449	£21,989,786	£23,376,378

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£9,616,596	£7,952,586	£13,356,265	£13,356,265	£25,907,776	£9,616,596	£11,966,587
60% LAR - 40% CR	5%	£8,406,813	£6,596,467	£11,128,414	£11,128,414	£21,360,901	£8,406,813	£10,618,366
60% LAR - 40% CR	10%	£6,308,867	£4,101,303	£12,244,173	£12,244,173	£13,200,108	£6,308,867	£8,172,127
60% LAR - 40% CR	15%	£5,131,861	£3,339,262	£14,124,644	£14,124,644	£10,456,986	£5,131,861	£6,454,424
60% LAR - 40% CR	20%	£3,362,218	£14,777,362	£13,118,073	£13,117,130	£10,899,677	£3,362,218	£10,232,426
60% LAR - 40% CR	25%	£1,616,023	£16,636,925	£13,270,913	£13,270,913	£12,462,486	£1,616,023	£11,109,136
60% LAR - 40% CR	30%	£13,650,634	£18,008,961	£10,008,961	£10,008,961	£26,068,413	£13,650,634	£12,065,871
60% LAR - 40% CR	35%	£15,694,186	£20,389,361	£22,208,007	£22,208,007	£24,036,876	£15,694,186	£16,888,034
60% LAR - 40% CR	40%	£17,172,028	£22,208,007	£24,068,718	£24,112,123	£24,630,274	£17,172,028	£18,616,886
60% LAR - 40% CR	45%	£19,271,517	£24,208,351	£26,699,887	£26,752,811	£27,956,891	£19,271,517	£20,788,038
60% LAR - 40% CR	50%	£21,361,098	£26,238,786	£29,002,146	£29,144,814	£29,361,696	£21,361,098	£22,702,678

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £87.51 per pitch per week		Value Area	Zone B - £1,250 paf					
No. Units	116	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, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		
Tenure	% AH							
60% LAR - 40% CIR	5%	£23,029,341	£16,442,758	£14,706,091	£14,605,375	£14,263,282	£12,942,836	£12,003,517
60% LAR - 40% CIR	5%	£23,913,307	£16,523,715	£14,793,316	£14,692,588	£14,349,788	£13,027,725	£12,088,402
60% LAR - 40% CIR	10%	£18,786,518	£12,591,963	£10,868,186	£10,768,717	£10,518,265	£8,969,054	£8,153,267
60% LAR - 40% CIR	15%	£16,446,366	£10,644,558	£8,753,371	£8,653,740	£8,402,907	£7,247,865	£6,584,881
60% LAR - 40% CIR	20%	£14,459,274	£8,688,548	£6,549,755	£6,449,777	£6,198,722	£5,283,962	£4,743,379
60% LAR - 40% CIR	25%	£12,339,252	£6,702,324	£4,467,912	£4,367,327	£4,116,864	£3,407,590	£2,968,882
60% LAR - 40% CIR	30%	£10,168,438	£4,704,248	£2,474,021	£2,373,679	£2,122,825	£1,717,688	£1,501,517
60% LAR - 40% CIR	35%	£7,989,036	£2,694,132	£369,180	£369,052	£367,132	£287,690	£1,755,876
60% LAR - 40% CIR	40%	£5,783,533	£673,890	£1,406,148	£1,399,714	£1,396,757	£2,972,068	£3,839,462
60% LAR - 40% CIR	45%	£3,556,965	£1,384,367	£3,157,979	£3,240,835	£3,517,977	£5,060,823	£5,917,960
60% LAR - 40% CIR	50%	£1,319,869	£3,450,352	£5,261,710	£5,344,436	£5,621,250	£7,162,135	£8,018,181

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£78,525,639	£85,112,205	£86,943,595	£86,943,595	£87,261,378	£88,712,124	£88,581,443
60% LAR - 40% CIR	5%	£84,641,433	£91,031,697	£92,862,987	£92,862,987	£93,180,770	£94,631,516	£94,500,835
60% LAR - 40% CIR	10%	£92,768,442	£98,962,967	£100,794,774	£100,794,774	£101,086,885	£102,537,631	£102,406,950
60% LAR - 40% CIR	15%	£102,882,882	£108,992,922	£110,824,729	£110,824,729	£111,116,840	£112,567,586	£112,436,905
60% LAR - 40% CIR	20%	£137,055,888	£152,868,112	£154,695,225	£154,695,225	£154,987,338	£156,438,084	£156,307,403
60% LAR - 40% CIR	25%	£148,023,726	£163,735,726	£165,562,839	£165,562,839	£165,854,952	£167,305,698	£167,175,017
60% LAR - 40% CIR	30%	£171,586,122	£186,350,522	£188,177,635	£188,177,635	£188,469,748	£190,020,494	£189,889,813
60% LAR - 40% CIR	35%	£231,699,233	£238,802,228	£240,589,341	£240,589,341	£240,881,454	£242,432,200	£242,301,519
60% LAR - 40% CIR	40%	£258,177,427	£264,101,070	£265,888,183	£265,888,183	£266,180,296	£267,731,042	£267,600,361
60% LAR - 40% CIR	45%	£297,897,995	£302,630,317	£304,417,430	£304,417,430	£304,709,543	£306,260,289	£306,129,608
60% LAR - 40% CIR	50%	£359,235,491	£368,048,282	£369,835,395	£369,835,395	£370,127,508	£371,678,254	£371,547,573

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

		£87,186,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£38,528,513	£44,956,157	£46,786,124	£46,786,124	£47,078,237	£48,528,983	£48,398,302
60% LAR - 40% CIR	5%	£40,801,477	£47,229,121	£49,059,088	£49,059,088	£49,351,201	£50,801,947	£50,671,266
60% LAR - 40% CIR	10%	£42,825,142	£48,924,503	£50,754,503	£50,754,503	£51,046,616	£52,497,362	£52,366,681
60% LAR - 40% CIR	20%	£44,674,166	£50,764,980	£52,595,795	£52,595,795	£52,887,908	£54,338,654	£54,207,973
60% LAR - 40% CIR	25%	£47,124,188	£52,771,116	£54,602,549	£54,602,549	£54,894,662	£56,345,408	£56,214,727
60% LAR - 40% CIR	30%	£49,309,502	£54,959,419	£56,989,761	£56,989,761	£57,281,874	£58,732,620	£58,601,939
60% LAR - 40% CIR	35%	£49,468,126	£54,776,708	£56,805,360	£56,805,360	£57,097,469	£58,549,219	£58,418,538
60% LAR - 40% CIR	40%	£51,889,307	£56,789,563	£58,820,884	£58,820,884	£59,112,997	£60,563,743	£60,433,062
60% LAR - 40% CIR	45%	£54,408,797	£58,907,418	£60,937,424	£60,937,424	£61,229,537	£62,680,283	£62,549,602
60% LAR - 40% CIR	50%	£58,133,071	£62,963,772	£64,734,730	£64,734,730	£65,026,843	£66,577,589	£66,446,908

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

		£40,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£21,123,217	£25,943,484	£26,343,812	£26,343,812	£26,594,632	£27,049,075	£26,948,388
60% LAR - 40% CIR	5%	£21,229,282	£26,049,549	£26,449,877	£26,449,877	£26,700,697	£27,155,140	£27,054,453
60% LAR - 40% CIR	10%	£25,989,452	£31,387,862	£32,117,429	£32,117,429	£32,471,483	£33,085,926	£32,985,239
60% LAR - 40% CIR	20%	£27,037,028	£32,817,862	£33,547,429	£33,547,429	£33,901,483	£34,515,926	£34,415,239
60% LAR - 40% CIR	25%	£28,697,348	£34,334,478	£35,064,044	£35,064,044	£35,418,098	£36,032,541	£35,931,854
60% LAR - 40% CIR	30%	£31,694,025	£37,331,652	£38,056,779	£38,056,779	£38,410,833	£39,025,276	£38,924,589
60% LAR - 40% CIR	35%	£34,689,894	£39,328,826	£40,053,506	£40,053,506	£40,407,560	£41,022,003	£40,921,316
60% LAR - 40% CIR	40%	£37,685,763	£41,325,995	£42,050,235	£42,050,235	£42,404,289	£43,018,726	£42,918,039
60% LAR - 40% CIR	45%	£38,476,835	£42,011,157	£42,735,397	£42,735,397	£43,089,551	£43,694,004	£43,593,317
60% LAR - 40% CIR	50%	£40,719,397	£43,927,197	£44,751,536	£44,751,536	£45,098,090	£45,702,533	£45,601,846

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,354,261	£1,982,282	£2,178,886	£2,178,886	£2,197,338	£2,182,214	£2,177,525
60% LAR - 40% CIR	5%	£1,611,614	£2,301,307	£2,501,624	£2,501,624	£2,520,076	£2,444,952	£2,439,263
60% LAR - 40% CIR	10%	£2,438,342	£3,613,077	£3,809,684	£3,809,684	£3,828,136	£3,723,012	£3,717,323
60% LAR - 40% CIR	15%	£3,176,102	£4,716,402	£4,912,009	£4,912,009	£4,930,461	£4,825,337	£4,819,648
60% LAR - 40% CIR	20%	£3,805,768	£5,719,162	£5,914,769	£5,914,769	£5,933,221	£5,828,097	£5,822,408
60% LAR - 40% CIR	25%	£4,399,709	£6,721,922	£6,917,529	£6,917,529	£6,935,981	£6,830,857	£6,825,168
60% LAR - 40% CIR	30%	£4,993,650	£7,724,682	£7,920,289	£7,920,289	£7,938,741	£7,833,617	£7,827,928
60% LAR - 40% CIR	35%	£5,139,104	£7,970,303	£8,165,910	£8,165,910	£8,184,362	£8,079,238	£8,073,549
60% LAR - 40% CIR	40%	£5,441,507	£8,267,159	£8,462,766	£8,462,766	£8,481,218	£8,376,094	£8,370,405
60% LAR - 40% CIR	45%	£5,743,910	£8,564,015	£8,759,622	£8,759,622	£8,778,074	£8,672,950	£8,667,261
60% LAR - 40% CIR	50%	£6,046,313	£8,860,871	£9,056,479	£9,056,479	£9,074,931	£8,969,807	£8,964,118

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £87.51 per pitch per week		Value Area		Zone B - £1,300 paf	
No Units	116	Sales value inflation		Base	
Site Area	1.66 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CIR	

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £119.90 per pitch per week
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No Units	116
Site Area	1.66 Ha

Residual land values:

Value Area	Zone B - £1,000 paf
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - CIR

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£18,796,195	£8,515,101	£4,751,537	£4,346,034	£4,346,034	£4,346,034	£4,346,034
60% LAR - 40% CIR	5%	£11,238,054	£3,086,267	£3,325,913	£3,328,055	£2,973,407	£1,445,527	£596,705
60% LAR - 40% CIR	10%	£3,915,108	£3,645,436	£1,805,348	£1,763,853	£1,545,117	£177,699	£340,735
60% LAR - 40% CIR	15%	£3,281,951	£2,192,691	£448,359	£347,197	£347,197	£1,453,457	£2,322,387
60% LAR - 40% CIR	20%	£3,827,715	£208,176	£1,508,407	£1,142,266	£1,142,266	£2,951,715	£3,913,141
60% LAR - 40% CIR	25%	£4,343,072	£759,417	£2,345,064	£2,685,742	£2,907,936	£4,483,105	£5,327,086
60% LAR - 40% CIR	30%	£3,584,012	£2,280,611	£4,014,163	£4,177,526	£4,346,036	£5,987,954	£6,849,397
60% LAR - 40% CIR	35%	£1,569,593	£3,835,812	£5,615,454	£5,718,661	£5,976,678	£7,534,783	£8,364,841
60% LAR - 40% CIR	40%	£137,840	£5,362,628	£7,169,003	£7,272,019	£7,534,862	£9,074,813	£9,933,267
60% LAR - 40% CIR	45%	£1,564,795	£5,361,063	£8,154,654	£8,857,480	£9,994,622	£10,617,869	£11,454,696
60% LAR - 40% CIR	50%	£3,074,455	£8,540,818	£10,312,197	£10,414,502	£10,671,736	£12,212,621	£13,068,668

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£28,525,712	£35,568,595	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	5%	£28,525,712	£35,568,595	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	10%	£31,638,952	£37,503,554	£38,555,812	£38,555,812	£38,555,812	£38,555,812	£38,555,812
60% LAR - 40% CIR	15%	£33,273,559	£38,362,563	£41,016,845	£41,016,845	£41,016,845	£41,016,845	£41,016,845
60% LAR - 40% CIR	20%	£34,500,245	£39,000,794	£42,607,427	£42,607,427	£42,607,427	£42,607,427	£42,607,427
60% LAR - 40% CIR	25%	£36,509,738	£40,314,377	£44,100,354	£44,100,354	£44,100,354	£44,100,354	£44,100,354
60% LAR - 40% CIR	30%	£38,362,563	£41,544,611	£45,624,365	£45,624,365	£45,624,365	£45,624,365	£45,624,365
60% LAR - 40% CIR	35%	£39,588,137	£42,769,772	£47,137,414	£47,137,414	£47,137,414	£47,137,414	£47,137,414
60% LAR - 40% CIR	40%	£41,016,845	£44,100,354	£48,651,365	£48,651,365	£48,651,365	£48,651,365	£48,651,365
60% LAR - 40% CIR	45%	£42,607,427	£45,624,365	£50,164,365	£50,164,365	£50,164,365	£50,164,365	£50,164,365
60% LAR - 40% CIR	50%	£44,100,354	£47,137,414	£51,677,414	£51,677,414	£51,677,414	£51,677,414	£51,677,414

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	5%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	10%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	15%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	20%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	25%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	30%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	35%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	40%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	45%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	50%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	5%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	10%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	15%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	20%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	25%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	30%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	35%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	40%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	45%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	50%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	5%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	10%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	15%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	20%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	25%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	30%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	35%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	40%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	45%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593
60% LAR - 40% CIR	50%	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593	£36,521,593

LB Camden
Local Plan Viability Testing 2025

Real 13 T3 - 116 Flats & 4 Pitches at a rent of £119.90 per pitch per week
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No Units	116
Site Area	5.66 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£13,076,191	£9,066,815	£7,351,647	£7,251,395	£8,946,761	£6,411,962	£4,565,338
60% LAR - 40% CIR	5%	£13,302,355	£7,130,303	£5,754,039	£5,652,181	£5,397,535	£3,889,654	£3,020,831
60% LAR - 40% CIR	10%	£12,181,393	£5,841,999	£4,107,888	£4,006,369	£3,836,057	£2,314,729	£1,466,492
60% LAR - 40% CIR	15%	£10,423,321	£4,361,646	£2,617,313	£2,516,153	£2,361,250	£745,834	£48,658
60% LAR - 40% CIR	20%	£8,892,344	£2,780,546	£1,503,434	£1,392,576	£1,277,431	£364,165	£1,713,464
60% LAR - 40% CIR	25%	£8,862,456	£1,165,780	£577,309	£579,428	£594,840	£2,480,008	£4,351,989
60% LAR - 40% CIR	30%	£5,505,811	£456,369	£2,132,544	£2,135,010	£2,135,010	£4,145,546	£1,007,839
60% LAR - 40% CIR	35%	£3,228,436	£2,125,795	£3,995,437	£4,008,644	£4,266,661	£5,814,765	£6,674,823
60% LAR - 40% CIR	40%	£1,395,269	£3,814,151	£3,550,526	£3,651,542	£3,951,084	£7,496,336	£8,354,809
60% LAR - 40% CIR	45%	£465,397	£5,514,065	£7,267,686	£7,395,343	£7,647,664	£9,196,331	£9,1047,668
60% LAR - 40% CIR	50%	£2,359,057	£7,225,419	£8,996,799	£9,099,534	£9,356,339	£10,897,223	£11,753,270

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

£97,649,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£28,192,199	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	5%	£28,192,199	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	10%	£28,192,199	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	15%	£28,192,199	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	20%	£28,192,199	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	25%	£28,192,199	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	30%	£28,192,199	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	35%	£28,192,199	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	40%	£28,192,199	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	45%	£28,192,199	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	50%	£28,192,199	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002

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

£57,186,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£33,633,336	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	5%	£33,633,336	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	10%	£33,633,336	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	15%	£33,633,336	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	20%	£33,633,336	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	25%	£33,633,336	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	30%	£33,633,336	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	35%	£33,633,336	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	40%	£33,633,336	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	45%	£33,633,336	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002
60% LAR - 40% CIR	50%	£33,633,336	£30,408,027	£32,161,311	£32,292,645	£32,527,679	£32,567,348	£34,913,002

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

£40,420,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£38,104,444	£34,328,407	£36,362,761	£36,362,761	£36,362,761	£36,362,761	£36,362,761
60% LAR - 40% CIR	5%	£38,104,444	£34,328,407	£36,362,761	£36,362,761	£36,362,761	£36,362,761	£36,362,761
60% LAR - 40% CIR	10%	£38,104,444	£34,328,407	£36,362,761	£36,362,761	£36,362,761	£36,362,761	£36,362,761
60% LAR - 40% CIR	15%	£38,104,444	£34,328,407	£36,362,761	£36,362,761	£36,362,761	£36,362,761	£36,362,761
60% LAR - 40% CIR	20%	£38,104,444	£34,328,407	£36,362,761	£36,362,761	£36,362,761	£36,362,761	£36,362,761
60% LAR - 40% CIR	25%	£38,104,444	£34,328,407	£36,362,761	£36,362,761	£36,362,761	£36,362,761	£36,362,761
60% LAR - 40% CIR	30%	£38,104,444	£34,328,407	£36,362,761	£36,362,761	£36,362,761	£36,362,761	£36,362,761
60% LAR - 40% CIR	35%	£38,104,444	£34,328,407	£36,362,761	£36,362,761	£36,362,761	£36,362,761	£36,362,761
60% LAR - 40% CIR	40%	£38,104,444	£34,328,407	£36,362,761	£36,362,761	£36,362,761	£36,362,761	£36,362,761
60% LAR - 40% CIR	45%	£38,104,444	£34,328,407	£36,362,761	£36,362,761	£36,362,761	£36,362,761	£36,362,761
60% LAR - 40% CIR	50%	£38,104,444	£34,328,407	£36,362,761	£36,362,761	£36,362,761	£36,362,761	£36,362,761

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

£20,661,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000
60% LAR - 40% CIR	5%	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000
60% LAR - 40% CIR	10%	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000
60% LAR - 40% CIR	15%	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000
60% LAR - 40% CIR	20%	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000
60% LAR - 40% CIR	25%	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000
60% LAR - 40% CIR	30%	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000
60% LAR - 40% CIR	35%	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000
60% LAR - 40% CIR	40%	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000
60% LAR - 40% CIR	45%	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000
60% LAR - 40% CIR	50%	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000	£15,151,000

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £119.90 per pitch per week

No Units 116
Site Area 1.66 Ha

Residual land values:

Value Area Zone B - £1,200 paf

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0% LAR - 40% CIR	0%	£12,531,691	£16,844,287	£14,897,592	£14,897,594	£14,898,311	£13,044,951	£12,305,245
0% LAR - 40% CIR	5%	£21,115,258	£14,725,054	£12,985,046	£12,984,718	£12,943,888	£11,138,985	£10,363,210
0% LAR - 40% CIR	10%	£18,086,458	£12,703,093	£11,060,017	£11,060,018	£10,907,024	£9,301,862	£8,565,074
0% LAR - 40% CIR	15%	£16,805,129	£10,850,067	£9,124,179	£9,023,018	£8,770,115	£7,252,700	£6,409,691
0% LAR - 40% CIR	20%	£14,701,005	£8,863,656	£7,164,243	£7,053,646	£6,801,540	£5,386,166	£4,441,188
0% LAR - 40% CIR	25%	£12,540,982	£6,907,132	£5,172,240	£5,072,136	£4,820,672	£3,311,868	£2,475,680
0% LAR - 40% CIR	30%	£10,376,187	£4,899,656	£3,178,349	£3,078,487	£2,827,833	£1,322,558	£496,245
0% LAR - 40% CIR	35%	£8,188,667	£2,899,540	£1,172,588	£1,072,860	£822,540	£(595,747)	£(1,544,770)
0% LAR - 40% CIR	40%	£5,986,340	£819,688	£(287,572)	£(285,941)	£(1,215,651)	£(2,760,903)	£(3,616,376)
0% LAR - 40% CIR	45%	£3,761,713	£(1,173,262)	£(2,368,873)	£(2,368,740)	£(3,368,971)	£(4,843,718)	£(5,769,856)
0% LAR - 40% CIR	50%	£1,524,677	£(3,279,226)	£(4,050,605)	£(4,050,551)	£(5,410,144)	£(6,901,029)	£(7,807,076)

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0% LAR - 40% CIR	0%	£15,217,152	£28,576,213	£26,527,178	£26,527,182	£26,559,500	£20,176,242	£18,324,121
0% LAR - 40% CIR	5%	£28,576,182	£20,456,938	£18,407,904	£18,407,908	£18,375,590	£14,981,838	£13,129,717
0% LAR - 40% CIR	10%	£25,585,712	£18,761,267	£16,585,514	£16,585,518	£16,553,336	£13,156,088	£11,303,967
0% LAR - 40% CIR	15%	£24,754,831	£16,764,263	£14,503,741	£14,503,745	£14,471,348	£10,526,260	£8,674,139
0% LAR - 40% CIR	20%	£24,004,458	£14,761,304	£12,402,817	£12,402,821	£12,370,424	£8,581,240	£6,729,119
0% LAR - 40% CIR	25%	£18,513,518	£10,547,803	£8,362,240	£8,362,244	£8,330,062	£4,632,082	£2,779,961
0% LAR - 40% CIR	30%	£14,164,116	£6,334,116	£4,193,131	£4,193,135	£4,160,953	£1,004,817	£(148,848)
0% LAR - 40% CIR	35%	£10,548,243	£2,108,420	£(100,372)	£(100,376)	£(1,012,420)	£(3,038,736)	£(3,954,736)
0% LAR - 40% CIR	40%	£6,406,426	£(2,103,626)	£(3,103,473)	£(3,103,477)	£(4,103,600)	£(5,103,723)	£(6,103,846)
0% LAR - 40% CIR	45%	£2,701,187	£(3,710,212)	£(4,710,503)	£(4,710,507)	£(5,710,630)	£(6,710,753)	£(7,710,876)
0% LAR - 40% CIR	50%	£(950,000)	£(5,104,438)	£(6,104,689)	£(6,104,693)	£(7,104,816)	£(8,104,939)	£(9,105,062)

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0% LAR - 40% CIR	0%	£16,542,389	£32,638,963	£30,589,526	£30,589,530	£30,621,128	£24,228,886	£22,180,184
0% LAR - 40% CIR	5%	£28,586,182	£20,456,938	£18,407,904	£18,407,908	£18,375,590	£14,981,838	£13,129,717
0% LAR - 40% CIR	10%	£25,585,712	£18,761,267	£16,585,514	£16,585,518	£16,553,336	£13,156,088	£11,303,967
0% LAR - 40% CIR	15%	£24,754,831	£16,764,263	£14,503,741	£14,503,745	£14,471,348	£10,526,260	£8,674,139
0% LAR - 40% CIR	20%	£24,004,458	£14,761,304	£12,402,817	£12,402,821	£12,370,424	£8,581,240	£6,729,119
0% LAR - 40% CIR	25%	£18,513,518	£10,547,803	£8,362,240	£8,362,244	£8,330,062	£4,632,082	£2,779,961
0% LAR - 40% CIR	30%	£14,164,116	£6,334,116	£4,193,131	£4,193,135	£4,160,953	£1,004,817	£(148,848)
0% LAR - 40% CIR	35%	£10,548,243	£2,108,420	£(100,372)	£(100,376)	£(1,012,420)	£(3,038,736)	£(3,954,736)
0% LAR - 40% CIR	40%	£6,406,426	£(2,103,626)	£(3,103,473)	£(3,103,477)	£(4,103,600)	£(5,103,723)	£(6,103,846)
0% LAR - 40% CIR	45%	£2,701,187	£(3,710,212)	£(4,710,503)	£(4,710,507)	£(5,710,630)	£(6,710,753)	£(7,710,876)
0% LAR - 40% CIR	50%	£(950,000)	£(5,104,438)	£(6,104,689)	£(6,104,693)	£(7,104,816)	£(8,104,939)	£(9,105,062)

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0% LAR - 40% CIR	0%	£20,871,542	£37,311,798	£35,262,361	£35,262,365	£35,293,963	£28,897,826	£26,849,580
0% LAR - 40% CIR	5%	£35,262,361	£25,262,361	£23,212,921	£23,212,925	£23,181,523	£19,181,523	£17,131,523
0% LAR - 40% CIR	10%	£25,262,361	£15,262,361	£13,212,921	£13,212,925	£13,181,523	£9,181,523	£7,131,523
0% LAR - 40% CIR	15%	£20,871,542	£10,871,542	£8,821,542	£8,821,546	£8,790,144	£4,790,144	£2,740,144
0% LAR - 40% CIR	20%	£16,481,542	£6,481,542	£4,431,542	£4,431,546	£4,400,144	£3,400,144	£1,350,144
0% LAR - 40% CIR	25%	£12,091,542	£2,091,542	£(1,901,542)	£(1,901,546)	£(2,901,544)	£(3,901,544)	£(4,901,544)
0% LAR - 40% CIR	30%	£7,701,542	£(2,301,542)	£(4,311,542)	£(4,311,546)	£(5,311,544)	£(6,311,544)	£(7,311,544)
0% LAR - 40% CIR	35%	£3,311,542	£(6,711,542)	£(8,721,542)	£(8,721,546)	£(9,721,544)	£(10,721,544)	£(11,721,544)
0% LAR - 40% CIR	40%	£(1,081,542)	£(11,121,542)	£(13,131,542)	£(13,131,546)	£(14,131,544)	£(15,131,544)	£(16,131,544)
0% LAR - 40% CIR	45%	£(6,491,542)	£(15,531,542)	£(17,541,542)	£(17,541,546)	£(18,541,544)	£(19,541,544)	£(20,541,544)
0% LAR - 40% CIR	50%	£(11,881,542)	£(19,941,542)	£(21,951,542)	£(21,951,546)	£(22,951,544)	£(23,951,544)	£(24,951,544)

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0% LAR - 40% CIR	0%	£1,806,017	£5,806,017	£5,806,017	£5,806,017	£5,806,017	£5,806,017	£5,806,017
0% LAR - 40% CIR	5%	£3,612,034	£11,612,034	£11,612,034	£11,612,034	£11,612,034	£11,612,034	£11,612,034
0% LAR - 40% CIR	10%	£5,418,051	£17,418,051	£17,418,051	£17,418,051	£17,418,051	£17,418,051	£17,418,051
0% LAR - 40% CIR	15%	£7,224,068	£23,224,068	£23,224,068	£23,224,068	£23,224,068	£23,224,068	£23,224,068
0% LAR - 40% CIR	20%	£9,030,085	£29,030,085	£29,030,085	£29,030,085	£29,030,085	£29,030,085	£29,030,085
0% LAR - 40% CIR	25%	£10,836,102	£34,836,102	£34,836,102	£34,836,102	£34,836,102	£34,836,102	£34,836,102
0% LAR - 40% CIR	30%	£12,642,119	£40,642,119	£40,642,119	£40,642,119	£40,642,119	£40,642,119	£40,642,119
0% LAR - 40% CIR	35%	£14,448,136	£46,448,136	£46,448,136	£46,448,136	£46,448,136	£46,448,136	£46,448,136
0% LAR - 40% CIR	40%	£16,254,153	£52,254,153	£52,254,153	£52,254,153	£52,254,153	£52,254,153	£52,254,153
0% LAR - 40% CIR	45%	£18,060,170	£58,060,170	£58,060,170	£58,060,170	£58,060,170	£58,060,170	£58,060,170
0% LAR - 40% CIR	50%	£19,866,187	£63,866,187	£63,866,187	£63,866,187	£63,866,187	£63,866,187	£63,866,187

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week

No Units	116
Site Area	1.04 Ha

Residual land values:

Value Area Zone B - £900 psf

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£5,559,845	£1,191,791	£2,369,117	£3,193,805	£3,199,010	£4,918,981	£5,797,758
60% LAR - 40% CIR	5%	£4,313,483	£2,229,758	£4,040,117	£4,145,108	£4,407,586	£3,982,447	£6,857,370
60% LAR - 40% CIR	10%	£3,559,593	£4,330,154	£5,124,049	£5,299,691	£5,490,200	£2,659,431	£7,759,728
60% LAR - 40% CIR	15%	£1,789,645	£4,422,810	£5,257,719	£5,325,051	£6,040,730	£6,149,805	£9,918,756
60% LAR - 40% CIR	20%	£509,493	£5,537,807	£7,330,198	£7,434,155	£7,694,053	£9,253,442	£10,119,770
60% LAR - 40% CIR	25%	£192,777	£5,684,430	£8,455,114	£8,555,851	£8,819,048	£10,370,214	£11,254,197
60% LAR - 40% CIR	30%	£22,133,817	£7,803,161	£9,586,581	£9,690,018	£9,949,587	£11,499,994	£12,961,887
60% LAR - 40% CIR	35%	£4,485,832	£9,963,693	£10,733,325	£10,836,332	£11,094,548	£12,642,654	£13,922,711
60% LAR - 40% CIR	40%	£4,849,120	£10,115,880	£11,892,255	£11,995,272	£12,252,813	£13,798,095	£14,656,538
60% LAR - 40% CIR	45%	£8,223,388	£11,289,835	£13,063,257	£13,166,113	£13,423,254	£14,996,101	£15,823,238
60% LAR - 40% CIR	50%	£7,658,469	£12,474,830	£14,246,810	£14,348,749	£14,605,749	£17,002,881	£17,862,881

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£19,764,747	£108,726,917	£154,545,017	£154,545,017	£154,545,017	£154,545,017	£154,545,017
60% LAR - 40% CIR	5%	£19,211,497	£108,726,917	£154,545,017	£154,545,017	£154,545,017	£154,545,017	£154,545,017
60% LAR - 40% CIR	10%	£18,658,247	£108,726,917	£154,545,017	£154,545,017	£154,545,017	£154,545,017	£154,545,017
60% LAR - 40% CIR	15%	£18,105,000	£108,726,917	£154,545,017	£154,545,017	£154,545,017	£154,545,017	£154,545,017
60% LAR - 40% CIR	20%	£17,551,750	£108,726,917	£154,545,017	£154,545,017	£154,545,017	£154,545,017	£154,545,017
60% LAR - 40% CIR	25%	£17,000,000	£108,726,917	£154,545,017	£154,545,017	£154,545,017	£154,545,017	£154,545,017
60% LAR - 40% CIR	30%	£16,450,000	£108,726,917	£154,545,017	£154,545,017	£154,545,017	£154,545,017	£154,545,017
60% LAR - 40% CIR	35%	£15,900,000	£108,726,917	£154,545,017	£154,545,017	£154,545,017	£154,545,017	£154,545,017
60% LAR - 40% CIR	40%	£15,350,000	£108,726,917	£154,545,017	£154,545,017	£154,545,017	£154,545,017	£154,545,017
60% LAR - 40% CIR	45%	£14,800,000	£108,726,917	£154,545,017	£154,545,017	£154,545,017	£154,545,017	£154,545,017
60% LAR - 40% CIR	50%	£14,250,000	£108,726,917	£154,545,017	£154,545,017	£154,545,017	£154,545,017	£154,545,017

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£97,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£53,914,595	£99,628,177	£92,442,587	£92,442,587	£92,442,587	£92,442,587	£92,442,587
60% LAR - 40% CIR	5%	£45,154,917	£99,628,177	£92,442,587	£92,442,587	£92,442,587	£92,442,587	£92,442,587
60% LAR - 40% CIR	10%	£36,419,747	£99,628,177	£92,442,587	£92,442,587	£92,442,587	£92,442,587	£92,442,587
60% LAR - 40% CIR	15%	£27,684,577	£99,628,177	£92,442,587	£92,442,587	£92,442,587	£92,442,587	£92,442,587
60% LAR - 40% CIR	20%	£18,949,407	£99,628,177	£92,442,587	£92,442,587	£92,442,587	£92,442,587	£92,442,587
60% LAR - 40% CIR	25%	£10,214,237	£99,628,177	£92,442,587	£92,442,587	£92,442,587	£92,442,587	£92,442,587
60% LAR - 40% CIR	30%	£1,479,067	£99,628,177	£92,442,587	£92,442,587	£92,442,587	£92,442,587	£92,442,587
60% LAR - 40% CIR	35%	£1,929,277	£99,628,177	£92,442,587	£92,442,587	£92,442,587	£92,442,587	£92,442,587
60% LAR - 40% CIR	40%	£2,379,487	£99,628,177	£92,442,587	£92,442,587	£92,442,587	£92,442,587	£92,442,587
60% LAR - 40% CIR	45%	£2,829,697	£99,628,177	£92,442,587	£92,442,587	£92,442,587	£92,442,587	£92,442,587
60% LAR - 40% CIR	50%	£3,279,907	£99,628,177	£92,442,587	£92,442,587	£92,442,587	£92,442,587	£92,442,587

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£17,723,537	£44,286,538	£45,078,917	£44,181,908	£44,444,398	£44,019,247	£44,894,175
60% LAR - 40% CIR	5%	£16,868,107	£44,286,538	£45,078,917	£44,181,908	£44,444,398	£44,019,247	£44,894,175
60% LAR - 40% CIR	10%	£16,012,677	£44,286,538	£45,078,917	£44,181,908	£44,444,398	£44,019,247	£44,894,175
60% LAR - 40% CIR	15%	£15,157,247	£44,286,538	£45,078,917	£44,181,908	£44,444,398	£44,019,247	£44,894,175
60% LAR - 40% CIR	20%	£14,301,817	£44,286,538	£45,078,917	£44,181,908	£44,444,398	£44,019,247	£44,894,175
60% LAR - 40% CIR	25%	£13,446,387	£44,286,538	£45,078,917	£44,181,908	£44,444,398	£44,019,247	£44,894,175
60% LAR - 40% CIR	30%	£12,590,957	£44,286,538	£45,078,917	£44,181,908	£44,444,398	£44,019,247	£44,894,175
60% LAR - 40% CIR	35%	£11,735,527	£44,286,538	£45,078,917	£44,181,908	£44,444,398	£44,019,247	£44,894,175
60% LAR - 40% CIR	40%	£10,880,097	£44,286,538	£45,078,917	£44,181,908	£44,444,398	£44,019,247	£44,894,175
60% LAR - 40% CIR	45%	£10,024,667	£44,286,538	£45,078,917	£44,181,908	£44,444,398	£44,019,247	£44,894,175
60% LAR - 40% CIR	50%	£9,169,237	£44,286,538	£45,078,917	£44,181,908	£44,444,398	£44,019,247	£44,894,175

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£19,899,791	£22,978,777	£24,284,167	£24,284,167	£24,284,167	£24,284,167	£24,284,167
60% LAR - 40% CIR	5%	£19,044,361	£22,978,777	£24,284,167	£24,284,167	£24,284,167	£24,284,167	£24,284,167
60% LAR - 40% CIR	10%	£18,188,931	£22,978,777	£24,284,167	£24,284,167	£24,284,167	£24,284,167	£24,284,167
60% LAR - 40% CIR	15%	£17,333,501	£22,978,777	£24,284,167	£24,284,167	£24,284,167	£24,284,167	£24,284,167
60% LAR - 40% CIR	20%	£16,478,071	£22,978,777	£24,284,167	£24,284,167	£24,284,167	£24,284,167	£24,284,167
60% LAR - 40% CIR	25%	£15,622,641	£22,978,777	£24,284,167	£24,284,167	£24,284,167	£24,284,167	£24,284,167
60% LAR - 40% CIR	30%	£14,767,211	£22,978,777	£24,284,167	£24,284,167	£24,284,167	£24,284,167	£24,284,167
60% LAR - 40% CIR	35%	£13,911,781	£22,978,777	£24,284,167	£24,284,167	£24,284,167	£24,284,167	£24,284,167
60% LAR - 40% CIR	40%	£13,056,351	£22,978,777	£24,284,167	£24,284,167	£24,284,167	£24,284,167	£24,284,167
60% LAR - 40% CIR	45%	£12,200,921	£22,978,777	£24,284,167	£24,284,167	£24,284,167	£24,284,167	£24,284,167
60% LAR - 40% CIR	50%	£11,345,491	£22,978,777	£24,284,167	£24,284,167	£24,284,167	£24,284,167	£24,284,167

LB Camden
Local Plan Viability Testing 2025

Res1 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week	
No Units	116
Site Area	1.04 Ha

Residual land values:

Value Area	Zone B - C900 pcf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR + CIR

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£1,119,558	£1,123,895	£1,144,882	£1,148,697	£1,169,207	£1,208,186	£1,168,593
60% LAR - 40% CIR	0%	19,737,589	2,049,831	-£1,540,862	-£1,645,852	-£1,898,330	-£3,483,191	-£4,358,114
60% LAR - 40% CIR	10%	15,353,236	1,852,438	-£2,755,273	-£2,860,263	-£3,122,483	-£4,697,174	-£5,563,153
60% LAR - 40% CIR	15%	13,957,600	1,718,633	-£3,964,602	-£4,069,592	-£4,331,203	-£5,841,629	-£6,707,508
60% LAR - 40% CIR	20%	12,550,793	1,532,970	-£5,225,559	-£5,329,518	-£5,589,417	-£7,148,805	-£8,015,133
60% LAR - 40% CIR	25%	11,132,521	1,311,533	-£6,475,077	-£6,565,754	-£6,841,969	-£8,397,118	-£9,261,091
60% LAR - 40% CIR	30%	9,700,422	1,051,803	-£7,745,034	-£7,848,451	-£8,107,029	-£9,658,437	-£10,520,350
60% LAR - 40% CIR	35%	8,275,815	773,438	-£9,023,908	-£9,128,515	-£9,384,652	-£10,932,398	-£11,792,694
60% LAR - 40% CIR	40%	6,850,842	493,502	-£10,313,777	-£10,414,793	-£10,674,538	-£12,215,587	-£13,076,061
60% LAR - 40% CIR	45%	5,425,811	213,567	-£11,608,318	-£11,715,137	-£11,976,317	-£13,519,163	-£14,376,300
60% LAR - 40% CIR	50%	4,000,790	-61,158,432	-£12,905,811	-£13,020,537	-£13,280,622	-£14,831,298	-£15,687,282

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,648,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£9,344,529	£105,17,467	£105,17,467	£105,17,467	£105,17,467	£105,17,467	£105,17,467
60% LAR - 40% CIR	0%	4,94,817,371	£1,01,305,129	£1,01,305,129	£1,01,305,129	£1,01,305,129	£1,01,305,129	£1,01,305,129
60% LAR - 40% CIR	10%	1,06,401,126	£1,01,741,593	£1,01,741,593	£1,01,741,593	£1,01,741,593	£1,01,741,593	£1,01,741,593
60% LAR - 40% CIR	15%	1,01,387,360	£1,01,741,593	£1,01,741,593	£1,01,741,593	£1,01,741,593	£1,01,741,593	£1,01,741,593
60% LAR - 40% CIR	20%	1,01,387,360	£1,01,741,593	£1,01,741,593	£1,01,741,593	£1,01,741,593	£1,01,741,593	£1,01,741,593
60% LAR - 40% CIR	25%	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038
60% LAR - 40% CIR	30%	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038
60% LAR - 40% CIR	35%	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038
60% LAR - 40% CIR	40%	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038
60% LAR - 40% CIR	45%	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038
60% LAR - 40% CIR	50%	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038	£1,01,422,038

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£97,196,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£51,362,862	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845
60% LAR - 40% CIR	0%	£52,126,801	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845
60% LAR - 40% CIR	10%	£54,125,205	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845
60% LAR - 40% CIR	15%	£55,815,840	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845
60% LAR - 40% CIR	20%	£56,522,547	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845
60% LAR - 40% CIR	25%	£56,522,547	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845
60% LAR - 40% CIR	30%	£56,522,547	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845
60% LAR - 40% CIR	35%	£56,522,547	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845
60% LAR - 40% CIR	40%	£56,522,547	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845
60% LAR - 40% CIR	45%	£56,522,547	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845
60% LAR - 40% CIR	50%	£56,522,547	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845	£58,649,845

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£46,420,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£33,299,211	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899
60% LAR - 40% CIR	0%	£34,887,340	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899
60% LAR - 40% CIR	10%	£36,079,200	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899
60% LAR - 40% CIR	15%	£37,271,060	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899
60% LAR - 40% CIR	20%	£38,462,920	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899
60% LAR - 40% CIR	25%	£39,654,780	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899
60% LAR - 40% CIR	30%	£40,846,640	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899
60% LAR - 40% CIR	35%	£42,038,500	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899
60% LAR - 40% CIR	40%	£43,230,360	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899
60% LAR - 40% CIR	45%	£44,422,220	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899
60% LAR - 40% CIR	50%	£45,614,080	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899	£41,789,899

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£13,114,340	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540
60% LAR - 40% CIR	0%	£14,487,261	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540
60% LAR - 40% CIR	10%	£15,860,182	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540
60% LAR - 40% CIR	15%	£17,233,103	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540
60% LAR - 40% CIR	20%	£18,606,024	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540
60% LAR - 40% CIR	25%	£20,000,000	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540
60% LAR - 40% CIR	30%	£21,393,976	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540
60% LAR - 40% CIR	35%	£22,787,952	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540
60% LAR - 40% CIR	40%	£24,181,928	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540
60% LAR - 40% CIR	45%	£25,575,904	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540
60% LAR - 40% CIR	50%	£26,969,880	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540	£20,801,540

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week		Value Area		Zone B - £1,000 psf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base LAR + CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 202			

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week		Value Area		Zone B - £1,000 psf					
No Units Site Area		116 1.04 Ha		Sales value inflation Build cost inflation Tenure		Base Base LAR + CIR			
Residual land values:									
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£13,181,424	£8,508,919	£4,763,735	£4,981,901	£4,439,886	£2,872,595	£2,179,443	
60% LAR - 40% CIR	5%	£11,549,594	£5,098,085	£3,341,731	£3,229,872	£2,985,225	£1,457,345	£608,522	
60% LAR - 40% CIR	10%	£9,526,748	£3,557,244	£1,805,671	£1,551,935	£1,151,946	£28,272	£329,702	
60% LAR - 40% CIR	15%	£8,292,592	£2,204,509	£680,176	£559,015	£106,113	£1,441,276	£2,310,205	
60% LAR - 40% CIR	20%	£8,633,532	£739,994	£1,016,285	£1,120,244	£1,380,143	£2,599,532	£3,605,855	
60% LAR - 40% CIR	25%	£4,860,480	£147,419	£2,535,082	£2,636,561	£5,864,407	£4,450,004	£4,134,862	
60% LAR - 40% CIR	30%	£3,276,490	£2,276,489	£4,061,920	£4,165,347	£4,423,914	£5,975,322	£9,837,215	
60% LAR - 40% CIR	35%	£1,961,640	£3,922,032	£5,863,273	£5,709,486	£5,944,407	£7,312,801	£9,372,655	
60% LAR - 40% CIR	40%	£125,841	£5,380,447	£7,156,821	£7,259,838	£7,517,381	£9,962,832	£9,821,105	
60% LAR - 40% CIR	45%	£1,852,555	£9,448,521	£9,722,444	£9,825,300	£9,062,441	£10,625,287	£11,462,425	
60% LAR - 40% CIR	50%	£3,862,273	£8,528,637	£10,380,016	£10,462,742	£10,659,655	£12,200,440	£13,056,481	
Residual Land values compared to benchmark land values									
Higher Value Secondary Offices		£97,648,000							
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£49,003,298	£36,229,251	£36,229,251	£36,229,251	£36,229,251	£36,229,251	£36,229,251	£36,229,251
60% LAR - 40% CIR	5%	£47,603,146	£36,436,875	£36,436,875	£36,436,875	£36,436,875	£36,436,875	£36,436,875	£36,436,875
60% LAR - 40% CIR	10%	£43,548,862	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551
60% LAR - 40% CIR	15%	£31,485,146	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551
60% LAR - 40% CIR	20%	£32,539,568	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551
60% LAR - 40% CIR	25%	£34,512,560	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551
60% LAR - 40% CIR	30%	£36,136,650	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551
60% LAR - 40% CIR	35%	£37,811,990	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551
60% LAR - 40% CIR	40%	£39,569,361	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551
60% LAR - 40% CIR	45%	£31,355,365	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551
60% LAR - 40% CIR	50%	£39,569,365	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551
Residual Land values compared to benchmark land values									
Medium Value Secondary Offices		£97,648,000							
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£49,003,298	£36,229,251	£36,229,251	£36,229,251	£36,229,251	£36,229,251	£36,229,251	£36,229,251
60% LAR - 40% CIR	5%	£47,603,146	£36,436,875	£36,436,875	£36,436,875	£36,436,875	£36,436,875	£36,436,875	£36,436,875
60% LAR - 40% CIR	10%	£43,548,862	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551
60% LAR - 40% CIR	15%	£31,485,146	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551
60% LAR - 40% CIR	20%	£32,539,568	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551
60% LAR - 40% CIR	25%	£34,512,560	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551
60% LAR - 40% CIR	30%	£36,136,650	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551
60% LAR - 40% CIR	35%	£37,811,990	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551
60% LAR - 40% CIR	40%	£39,569,361	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551
60% LAR - 40% CIR	45%	£31,355,365	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551
60% LAR - 40% CIR	50%	£39,569,365	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551	£39,150,551
Residual Land values compared to benchmark land values									
Lower Value Secondary Offices / Community Space		£46,420,000							
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£30,487,105	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712
60% LAR - 40% CIR	5%	£31,110,592	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712
60% LAR - 40% CIR	10%	£33,744,108	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712
60% LAR - 40% CIR	15%	£35,603,216	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712
60% LAR - 40% CIR	20%	£37,076,108	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712
60% LAR - 40% CIR	25%	£38,760,310	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712
60% LAR - 40% CIR	30%	£40,455,402	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712
60% LAR - 40% CIR	35%	£42,152,841	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712
60% LAR - 40% CIR	40%	£43,859,365	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712
60% LAR - 40% CIR	45%	£45,566,813	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712
60% LAR - 40% CIR	50%	£47,274,261	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712	£36,938,712
Residual Land values compared to benchmark land values									
Secondary Industrial/Storage/Distribution		£20,601,000							
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£8,369,528	£14,868,121	£14,868,121	£14,868,121	£14,868,121	£14,868,121	£14,868,121	£14,868,121
60% LAR - 40% CIR	5%	£8,005,246	£15,075,355	£15,075,355	£15,075,355	£15,075,355	£15,075,355	£15,075,355	£15,075,355
60% LAR - 40% CIR	10%	£5,169,412	£15,282,796	£15,282,796	£15,282,796	£15,282,796	£15,282,796	£15,282,796	£15,282,796
60% LAR - 40% CIR	15%	£3,181,243	£15,489,718	£15,489,718	£15,489,718	£15,489,718	£15,489,718	£15,489,718	£15,489,718
60% LAR - 40% CIR	20%	£3,967,435	£15,696,640	£15,696,640	£15,696,640	£15,696,640	£15,696,640	£15,696,640	£15,696,640
60% LAR - 40% CIR	25%	£3,584,574	£15,903,562	£15,903,562	£15,903,562	£15,903,562	£15,903,562	£15,903,562	£15,903,562
60% LAR - 40% CIR	30%	£3,584,574	£16,110,484	£16,110,484	£16,110,484	£16,110,484	£16,110,484	£16,110,484	£16,110,484
60% LAR - 40% CIR	35%	£3,584,574	£16,317,406	£16,317,406	£16,317,406	£16,317,406	£16,317,406	£16,317,406	£16,317,406
60% LAR - 40% CIR	40%	£3,584,574	£16,524,328	£16,524,328	£16,524,328	£16,524,328	£16,524,328	£16,524,328	£16,524,328
60% LAR - 40% CIR	45%	£3,584,574	£16,731,250	£16,731,250	£16,731,250	£16,731,250	£16,731,250	£16,731,250	£16,731,250
60% LAR - 40% CIR	50%	£3,584,574	£16,938,172	£16,938,172	£16,938,172	£16,938,172	£16,938,172	£16,938,172	£16,938,172
Residual Land values compared to benchmark land values									
Secondary Industrial/Storage/Distribution		£20,601,000							
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£8,369,528	£14,868,121	£14,868,121	£14,868,121	£14,868,121	£14,868,121	£14,868,121	£14,868,121
60% LAR - 40% CIR	5%	£8,005,246	£15,075,355	£15,075,355	£15,075,355	£15,075,355	£15,075,355	£15,075,355	£15,075,355
60% LAR - 40% CIR	10%	£5,169,412	£15,282,796	£15,282,796	£15,282,796	£15,282,796	£15,282,796	£15,282,796	£15,282,796
60% LAR - 40% CIR	15%	£3,181,243	£15,489,718	£15,489,718	£15,489,718	£15,489,718	£15,489,718	£15,489,718	£15,489,718
60% LAR - 40% CIR	20%	£3,967,435	£15,696,640	£15,696,640	£15,696,640	£15,696,640	£15,696,640	£15,696,640	£15,696,640
60% LAR - 40% CIR	25%	£3,584,574	£15,903,562	£15,903,562	£15,903,562	£15,903,562	£15,903,562	£15,903,562	£15,903,562
60% LAR - 40% CIR	30%	£3,584,574	£16,110,484	£16,110,484	£16,110,484	£16,110,484	£16,110,484	£16,110,484	£16,110,484
60% LAR - 40% CIR	35%	£3,584,574	£16,317,406	£16,317,406					

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week
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No Units	116
Site Area	1.04 Ha

Residual land values:

Value Area	Zone B - £1,150 pcf
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR + CIR

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£15,303.056	£11,118.494	£9,867.119	£1,768.928	£3,589.280	£7,815.483	£7,193.382
60% LAR - 40% CIR	5%	£16,338.295	£9,846.338	£8,189.884	£3,088.125	£7,833.479	£8,305.588	£5,456.775
60% LAR - 40% CIR	10%	£14,443.518	£8,250.325	£8,508.247	£8,388.132	£8,145.018	£8,252.586	£3,779.810
60% LAR - 40% CIR	15%	£12,577.230	£6,542.419	£4,748.687	£4,696.526	£4,444.025	£2,526.607	£2,683.588
60% LAR - 40% CIR	20%	£10,680.137	£4,822.734	£3,083.622	£2,862.763	£2,730.818	£1,217.749	£377.266
60% LAR - 40% CIR	25%	£8,772.147	£3,091.582	£1,356.970	£1,008.522	£1,008.522	£51.540	£1,368.712
60% LAR - 40% CIR	30%	£8,849.887	£1,348.476	£4387.575	£4589.448	£744.130	£2,282.208	£3,154.101
60% LAR - 40% CIR	35%	£4,988.886	£412.060	£2,183.238	£2,286.446	£2,544.863	£4,392.387	£4,592.824
60% LAR - 40% CIR	40%	£2,936.104	£2,223.492	£3,999.666	£4,102.883	£4,360.425	£5,905.877	£6,784.150
60% LAR - 40% CIR	45%	£965.707	£4,054.947	£5,628.268	£5,931.424	£8,188.965	£7,731.412	£9,286.245
60% LAR - 40% CIR	50%	£1,051,478	£5,087.840	£7,668.216	£7,771.345	£9,608.760	£8,569.644	£10,425.691

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,648,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£8,365.558	£8,732.485	£13,461.471	£17,389.575	£17,389.575	£17,389.575	£17,389.575
60% LAR - 40% CIR	5%	£8,513.616	£9,608.622	£13,364.076	£18,488.138	£18,488.138	£18,488.138	£18,488.138
60% LAR - 40% CIR	10%	£8,661.674	£10,483.638	£13,266.719	£19,586.699	£19,586.699	£19,586.699	£19,586.699
60% LAR - 40% CIR	15%	£8,809.732	£11,358.650	£13,169.362	£20,685.260	£20,685.260	£20,685.260	£20,685.260
60% LAR - 40% CIR	20%	£8,957.790	£12,233.662	£13,072.005	£21,783.821	£21,783.821	£21,783.821	£21,783.821
60% LAR - 40% CIR	25%	£9,105.848	£13,108.674	£12,974.648	£22,882.382	£22,882.382	£22,882.382	£22,882.382
60% LAR - 40% CIR	30%	£9,253.906	£13,983.686	£12,877.291	£23,980.943	£23,980.943	£23,980.943	£23,980.943
60% LAR - 40% CIR	35%	£9,401.964	£14,858.698	£12,780.000	£25,079.504	£25,079.504	£25,079.504	£25,079.504
60% LAR - 40% CIR	40%	£9,550.022	£15,733.710	£12,682.709	£26,178.065	£26,178.065	£26,178.065	£26,178.065
60% LAR - 40% CIR	45%	£9,698.080	£16,608.722	£12,585.418	£27,276.626	£27,276.626	£27,276.626	£27,276.626
60% LAR - 40% CIR	50%	£9,846.138	£17,483.734	£12,488.127	£28,375.187	£28,375.187	£28,375.187	£28,375.187

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£97,196,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£41,271.362	£47,857.848	£44,608.261	£48,708.515	£48,708.515	£48,708.515	£48,708.515
60% LAR - 40% CIR	5%	£43,135.142	£49,927.102	£41,251.456	£51,853.135	£51,853.135	£51,853.135	£51,853.135
60% LAR - 40% CIR	10%	£45,000.122	£52,002.115	£37,973.193	£55,074.698	£55,074.698	£55,074.698	£55,074.698
60% LAR - 40% CIR	15%	£46,865.102	£54,077.128	£34,698.763	£58,296.261	£58,296.261	£58,296.261	£58,296.261
60% LAR - 40% CIR	20%	£48,730.082	£56,152.140	£31,424.326	£61,517.824	£61,517.824	£61,517.824	£61,517.824
60% LAR - 40% CIR	25%	£50,595.062	£58,227.153	£28,149.889	£64,739.387	£64,739.387	£64,739.387	£64,739.387
60% LAR - 40% CIR	30%	£52,460.042	£60,302.166	£24,875.452	£67,960.950	£67,960.950	£67,960.950	£67,960.950
60% LAR - 40% CIR	35%	£54,325.022	£62,377.179	£21,601.016	£71,182.513	£71,182.513	£71,182.513	£71,182.513
60% LAR - 40% CIR	40%	£56,190.002	£64,452.192	£18,326.580	£74,404.076	£74,404.076	£74,404.076	£74,404.076
60% LAR - 40% CIR	45%	£58,055.000	£66,527.205	£15,052.144	£77,625.639	£77,625.639	£77,625.639	£77,625.639
60% LAR - 40% CIR	50%	£59,920.000	£68,602.218	£11,777.708	£80,847.202	£80,847.202	£80,847.202	£80,847.202

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£46,420,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£23,893.305	£32,050.482	£33,448.816	£33,948.675	£34,253.321	£34,731.292	£36,580.025
60% LAR - 40% CIR	5%	£23,986.244	£32,186.475	£33,584.803	£34,084.662	£34,389.308	£34,867.279	£36,715.018
60% LAR - 40% CIR	10%	£24,079.183	£32,322.468	£33,720.790	£34,215.649	£34,520.295	£35,002.270	£36,850.012
60% LAR - 40% CIR	15%	£24,172.122	£32,458.461	£33,856.777	£34,346.636	£34,651.282	£35,137.263	£36,985.006
60% LAR - 40% CIR	20%	£24,265.061	£32,594.454	£33,992.764	£34,477.623	£34,782.269	£35,272.256	£37,120.000
60% LAR - 40% CIR	25%	£24,358.000	£32,730.447	£34,128.751	£34,608.610	£34,913.256	£35,407.250	£37,255.000
60% LAR - 40% CIR	30%	£24,450.939	£32,866.440	£34,264.738	£34,739.597	£35,044.243	£35,542.244	£37,390.000
60% LAR - 40% CIR	35%	£24,543.878	£32,992.433	£34,396.725	£34,870.584	£35,175.230	£35,677.238	£37,525.000
60% LAR - 40% CIR	40%	£24,636.817	£33,118.426	£34,522.712	£35,001.571	£35,306.217	£35,812.232	£37,660.000
60% LAR - 40% CIR	45%	£24,729.756	£33,244.419	£34,648.699	£35,132.558	£35,437.204	£35,947.226	£37,795.000
60% LAR - 40% CIR	50%	£24,822.695	£33,370.412	£34,774.686	£35,263.545	£35,568.191	£36,082.220	£37,930.000

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£12,222.960	£9,869.466	£11,091.780	£11,091.780	£11,091.780	£11,091.780	£11,091.780
60% LAR - 40% CIR	5%	£12,366.244	£10,002.459	£11,222.773	£11,222.773	£11,222.773	£11,222.773	£11,222.773
60% LAR - 40% CIR	10%	£12,509.528	£10,133.452	£11,353.766	£11,353.766	£11,353.766	£11,353.766	£11,353.766
60% LAR - 40% CIR	15%	£12,652.812	£10,264.445	£11,484.759	£11,484.759	£11,484.759	£11,484.759	£11,484.759
60% LAR - 40% CIR	20%	£12,796.096	£10,395.438	£11,615.752	£11,615.752	£11,615.752	£11,615.752	£11,615.752
60% LAR - 40% CIR	25%	£12,939.380	£10,526.431	£11,746.745	£11,746.745	£11,746.745	£11,746.745	£11,746.745
60% LAR - 40% CIR	30%	£13,082.664	£10,657.424	£11,877.738	£11,877.738	£11,877.738	£11,877.738	£11,877.738
60% LAR - 40% CIR	35%	£13,225.948	£10,788.417	£12,008.731	£12,008.731	£12,008.731	£12,008.731	£12,008.731
60% LAR - 40% CIR	40%	£13,369.232	£10,919.410	£12,139.724	£12,139.724	£12,139.724	£12,139.724	£12,139.724
60% LAR - 40% CIR	45%	£13,512.516	£11,050.403	£12,270.717	£12,270.717	£12,270.717	£12,270.717	£12,270.717
60% LAR - 40% CIR	50%	£13,655.800	£11,181.396	£12,401.710	£12,401.710	£12,401.710	£12,401.710	£12,401.710

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week		Value Area		Zone B - £1,200 psf	
No Units Site Area		116 1.04 Ha		Sales value inflation Build cost inflation Tenure	
				Base Base LAR - CIR	
Residual land values:					
		Base Build Costs, Access Prt M(42), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M(42), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(43) & BREEAM Excellent	
Tenure		% AH		Base Build Costs, Access Prt M(42), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(43), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
60% LAR, 60% CIR		20%		£20,722,374	
60% LAR, 60% CIR		10%		£18,752,867	
60% LAR, 60% CIR		10%		£18,752,867	
60% LAR, 60% CIR		5%		£14,710,469	
60% LAR, 60% CIR		20%		£12,686,381	
60% LAR, 60% CIR		10%		£10,862,385	
60% LAR, 60% CIR		5%		£8,817,586	
60% LAR, 60% CIR		35%		£8,557,479	
60% LAR, 60% CIR		40%		£4,469,131	
60% LAR, 60% CIR		45%		£2,370,149	
60% LAR, 60% CIR		50%		£2,961,636	
60% LAR, 60% CIR		55%		£4,381,630	
60% LAR, 60% CIR		60%		£5,353,821	
60% LAR, 60% CIR		65%		£4,456,547	
60% LAR, 60% CIR		70%		£8,713,361	
60% LAR, 60% CIR		75%		£4,284,474	
60% LAR, 60% CIR		80%		£8,254,068	
60% LAR, 60% CIR		85%		£4,141,611	
60% LAR, 60% CIR		90%		£4,110,263	
60% LAR, 60% CIR		95%		£4,110,263	
60% LAR, 60% CIR		100%		£4,110,263	
60% LAR, 60% CIR		105%		£4,110,263	
60% LAR, 60% CIR		110%		£4,110,263	
60% LAR, 60% CIR		115%		£4,110,263	
60% LAR, 60% CIR		120%		£4,110,263	
60% LAR, 60% CIR		125%		£4,110,263	
60% LAR, 60% CIR		130%		£4,110,263	
60% LAR, 60% CIR		135%		£4,110,263	
60% LAR, 60% CIR		140%		£4,110,263	
60% LAR, 60% CIR		145%		£4,110,263	
60% LAR, 60% CIR		150%		£4,110,263	
60% LAR, 60% CIR		155%		£4,110,263	
60% LAR, 60% CIR		160%		£4,110,263	
60% LAR, 60% CIR		165%		£4,110,263	
60% LAR, 60% CIR		170%		£4,110,263	
60% LAR, 60% CIR		175%		£4,110,263	
60% LAR, 60% CIR		180%		£4,110,263	
60% LAR, 60% CIR		185%		£4,110,263	
60% LAR, 60% CIR		190%		£4,110,263	
60% LAR, 60% CIR		195%		£4,110,263	
60% LAR, 60% CIR		200%		£4,110,263	
60% LAR, 60% CIR		205%		£4,110,263	
60% LAR, 60% CIR		210%		£4,110,263	
60% LAR, 60% CIR		215%		£4,110,263	
60% LAR, 60% CIR		220%		£4,110,263	
60% LAR, 60% CIR		225%		£4,110,263	
60% LAR, 60% CIR		230%		£4,110,263	
60% LAR, 60% CIR		235%		£4,110,263	
60% LAR, 60% CIR		240%		£4,110,263	
60% LAR, 60% CIR		245%		£4,110,263	
60% LAR, 60% CIR		250%		£4,110,263	
60% LAR, 60% CIR		255%		£4,110,263	
60% LAR, 60% CIR		260%		£4,110,263	
60% LAR, 60% CIR		265%		£4,110,263	
60% LAR, 60% CIR		270%		£4,110,263	
60% LAR, 60% CIR		275%		£4,110,263	
60% LAR, 60% CIR		280%		£4,110,263	
60% LAR, 60% CIR		285%		£4,110,263	
60% LAR, 60% CIR		290%		£4,110,263	
60% LAR, 60% CIR		295%		£4,110,263	
60% LAR, 60% CIR		300%		£4,110,263	
60% LAR, 60% CIR		305%		£4,110,263	
60% LAR, 60% CIR		310%		£4,110,263	
60% LAR, 60% CIR		315%		£4,110,263	
60% LAR, 60% CIR		320%		£4,110,263	
60% LAR, 60% CIR		325%		£4,110,263	
60% LAR, 60% CIR		330%		£4,110,263	
60% LAR, 60% CIR		335%		£4,110,263	
60% LAR, 60% CIR		340%		£4,110,263	
60% LAR, 60% CIR		345%		£4,110,263	
60% LAR, 60% CIR		350%		£4,110,263	
60% LAR, 60% CIR		355%		£4,110,263	
60% LAR, 60% CIR		360%		£4,110,263	
60% LAR, 60% CIR		365%		£4,110,263	
60% LAR, 60% CIR		370%		£4,110,263	
60% LAR, 60% CIR		375%		£4,110,263	
60% LAR, 60% CIR		380%		£4,110,263	
60% LAR, 60% CIR		385%		£4,110,263	
60% LAR, 60% CIR		390%		£4,110,263	
60% LAR, 60% CIR		395%		£4,110,263	
60% LAR, 60% CIR		400%		£4,110,263	
60% LAR, 60% CIR		405%		£4,110,263	
60% LAR, 60% CIR		410%		£4,110,263	
60% LAR, 60% CIR		415%		£4,110,263	
60% LAR, 60% CIR		420%		£4,110,263	
60% LAR, 60% CIR		425%		£4,110,263	
60% LAR, 60% CIR		430%		£4,110,263	
60% LAR, 60% CIR		435%		£4,110,263	
60% LAR, 60% CIR		440%		£4,110,263	
60% LAR, 60% CIR		445%		£4,110,263	
60% LAR, 60% CIR		450%		£4,110,263	
60% LAR, 60% CIR		455%		£4,110,263	
60% LAR, 60% CIR		460%		£4,110,263	
60% LAR, 60% CIR		465%		£4,110,263	
60% LAR, 60% CIR		470%		£4,110,263	
60% LAR, 60% CIR		475%		£4,110,263	
60% LAR, 60% CIR		480%		£4,110,263	
60% LAR, 60% CIR		485%		£4,110,263	
60% LAR, 60% CIR		490%		£4,110,263	
60% LAR, 60% CIR		495%		£4,110,263	
60% LAR, 60% CIR		500%		£4,110,263	
60% LAR, 60% CIR		505%		£4,110,263	
60% LAR, 60% CIR		510%		£4,110,263	
60% LAR, 60% CIR		515%		£4,110,263	
60% LAR, 60% CIR		520%		£4,110,263	
60% LAR, 60% CIR		525%		£4,110,263	
60% LAR, 60% CIR		530%		£4,110,263	
60% LAR, 60% CIR		535%		£4,110,263	
60% LAR, 60% CIR		540%		£4,110,263	
60% LAR, 60% CIR		545%		£4,110,263	
60% LAR, 60% CIR		550%		£4,110,263	
60% LAR, 60% CIR		555%		£4,110,263	
60% LAR, 60% CIR		560%		£4,110,263	
60% LAR, 60% CIR		565%		£4,110,263	
60% LAR, 60% CIR		570%		£4,110,263	
60% LAR, 60% CIR		575%		£4,110,263	
60% LAR, 60% CIR		580%		£4,110,263	
60% LAR, 60% CIR		585%		£4,110,263	
60% LAR, 60% CIR		590%		£4,110,263	
60% LAR, 60% CIR		595%		£4,110,263	
60% LAR, 60% CIR		600%		£4,110,263	
60% LAR, 60% CIR		605%		£4,110,263	
60% LAR, 60% CIR		610%		£4,110,263	
60% LAR, 60% CIR		615%		£4,110,263	
60% LAR, 60% CIR		620%		£4,110,263	
60% LAR, 60% CIR		625%		£4,110,263	
60% LAR, 60% CIR		630%		£4,110,263	
60% LAR, 60% CIR		635%		£4,110,263	
60% LAR, 60% CIR		640%		£4,110,263	
60% LAR, 60% CIR		645%		£4,110,263	
60% LAR, 60% CIR		650%		£4,110,263	
60% LAR, 60% CIR		655%		£4,110,263	
60% LAR, 60% CIR		660%		£4,110,263	
60% LAR, 60% CIR		665%		£4,110,263	
60% LAR, 60% CIR		670%		£4,110,263	
60% LAR, 60% CIR		675%		£4,110,263	
60% LAR, 60% CIR		680%		£4,110,263	
60% LAR, 60% CIR		685%		£4,110,263	
60% LAR, 60% CIR		690%		£4,110,263	
60% LAR, 60% CIR		695%		£4,110,263	
60% LAR, 60% CIR		700%		£4,110,263	
60% LAR, 60% CIR		705%		£4,110,263	
60% LAR, 60% CIR		710%		£4,110,263	
60% LAR, 60% CIR		715%		£4,110,263	
60% LAR, 60% CIR		720%		£4,110,263	
60% LAR, 60% CIR		725%		£4,110,263	
60% LAR, 60% CIR		730%		£4,110,263	
60% LAR, 60% CIR		735%		£4,110,263	
60% LAR, 60% CIR		740%		£4,110,263	
60% LAR, 60% CIR		745%		£4,110,263	
60% LAR, 60% CIR		750%		£4,110,263	
60% LAR, 60% CIR		755%		£4,110,263	
60% LAR, 60% CIR		760%		£4,110,263	
60% LAR, 60% CIR		765%		£4,110,263	
60% LAR, 60% CIR		770%		£4,110,263	
60% LAR, 60% CIR		775%		£4,110,263	
60% LAR, 60% CIR		780%		£4,110,263	
60% LAR, 60% CIR		785%		£4,110,263	
60% LAR, 60% CIR		790%		£4,110,263	
60% LAR, 60% CIR		795%		£4,110,263	
60% LAR, 60% CIR		800%		£4,110,263	
60% LAR, 60% CIR		805%		£4,110,263	
60% LAR, 60% CIR		810%		£4,110,263	
60% LAR, 60% CIR		815%		£4,110,263	
60% LAR, 60% CIR		820%		£4,110,263	
60% LAR, 60% CIR		825%		£4,110,263	
60% LAR, 60% CIR		830%		£4,110,263	
60% LAR, 60% CIR		835%		£4,110,263	
60% LAR, 60% CIR		840%		£4,110,263	
60% LAR, 60% CIR		845%		£4,110,263	
60% LAR, 60% CIR		850%		£4,110,263	
60% LAR, 60% CIR		855%		£4,110,263	
60% LAR, 60% CIR		860%		£4,110,263	
60% LAR, 60% CIR		865%		£4,110,263	
60% LAR, 60% CIR		870%		£4,110,263	
60% LAR, 60% CIR		875%		£4,110,263	
60% LAR, 60% CIR		880%		£4,110,263	
60% LAR, 60% CIR		885%		£4,110,263	
60% LAR, 60% CIR		890%		£4,110,263	
60% LAR, 60% CIR		895%		£4,110,263	
60% LAR, 60% CIR		900%		£4,110,263	
60% LAR, 60% CIR		905%		£4,110,263	
60% LAR, 60% CIR		910%		£4,110,263	
60% LAR, 60% CIR		915%		£4,110,263	
60% LAR, 60% CIR		920%		£4,110,263	
60% LAR, 60% CIR		925%		£4,110,263	
60% LAR, 60% CIR		930%		£4,110,263	
60% LAR, 60% CIR		935%		£4,110,263	
60% LAR, 60% CIR		940%		£4,110,263	
60% LAR, 60% CIR		945%		£4,110,263	
60% LAR, 60% CIR		950%		£4,110,263	
60% LAR, 60% CIR		955%		£4,110,263	
60% LAR, 60% CIR		960%		£4,110,263	
60% LAR, 60% CIR		965%		£4,110,263	
60% LAR, 60% CIR		970%		£4,110,263	
60% LAR, 60% CIR		975%		£4,110,263	
60% LAR, 60% CIR		980%		£4,110,263	
60% LAR, 60% CIR		985%		£4,110,263	
60% LAR, 60% CIR		990%		£4,110,263	
60% LAR, 60% CIR		995%		£4,110,263	
60% LAR, 60% CIR		1000%		£4,110,263	

Residual Land values compared to benchmark land values

Higher Value Secondary Offices		£97,649,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£48,822,383	£80,712,817	£80,942,375	£81,297,385	£82,727,230	£83,074,938	
60% LAR, 40% CIR	10%	£48,823,387	£81,071,812	£81,298,173	£81,653,687	£83,113,604	£83,461,608	
60% LAR, 40% CIR	15%	£48,830,481	£81,433,898	£81,661,818	£82,019,178	£83,478,807	£83,826,495	
60% LAR, 40% CIR	20%	£48,838,589	£81,800,595	£82,029,993	£82,386,802	£83,846,841	£84,195,124	
60% LAR, 40% CIR	25%	£48,846,704	£82,168,803	£82,398,387	£82,754,888	£84,215,000	£84,563,608	
60% LAR, 40% CIR	30%	£48,855,374	£82,538,253	£82,768,511	£83,125,835	£84,584,230	£84,933,608	
60% LAR, 40% CIR	35%	£48,864,481	£82,910,215	£83,139,588	£83,497,682	£84,954,608	£85,304,608	
60% LAR, 40% CIR	40%	£48,874,028	£83,284,683	£83,514,143	£83,872,388	£85,326,807	£85,676,608	
60% LAR, 40% CIR	45%	£48,884,114	£83,661,268	£83,889,908	£84,248,587	£85,700,434	£86,049,608	

Residual Land values compared to benchmark land values
Medium-Market, Commercial Office use

Medium Value Secondary Offices			£37,166,000						
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	Base Build Costs, Access Prt M(4)2, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)3 & BREEAM Excellent	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)3, BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)3, BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)3, BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)3, BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
80% LAR, 40% CIR	5%	£40,740,843	£47,151,097	£48,961,085	£48,961,385	£49,215,835	£50,743,716	£51,562,538	
80% LAR, 40% CIR	10%	£42,741,837	£48,538,262	£50,576,683	£50,718,147	£51,031,884	£52,556,301	£53,403,089	
80% LAR, 40% CIR	15%	£44,753,841	£50,762,069	£52,506,098	£52,607,258	£52,974,477	£54,571,477	£55,220,886	
60% LAR, 40% CIR	20%	£48,777,849	£52,859,338	£54,349,440	£54,449,307	£54,914,452	£56,514,321	£57,054,804	
60% LAR, 40% CIR	25%	£48,811,065	£54,446,214	£56,203,987	£56,303,271	£56,768,244	£58,363,208	£58,961,000	
60% LAR, 40% CIR	30%	£50,855,854	£56,338,765	£58,068,911	£58,169,335	£58,620,210	£60,215,210	£60,784,884	
60% LAR, 40% CIR	35%	£52,815,981	£58,220,495	£59,924,276	£60,025,122	£60,476,072	£62,071,088	£62,704,671	
60% LAR, 40% CIR	40%	£54,804,808	£60,123,125	£61,814,610	£61,915,456	£62,366,406	£63,961,406	£64,604,606	
60% LAR, 40% CIR	45%	£57,153,291	£62,081,448	£63,855,077	£63,957,367	£64,408,317	£66,003,317	£66,651,521	

Residual Land values compared to benchmark land values
Lower Value **Consistent** **Offensive** **Community Group**

Lower Value Secondary Offices / Community Space		\$40,428,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Building Safety Levy S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CR	20%	£23,394,203	£29,894,487	£31,424,415	£31,524,743	£31,779,195	£33,037,078	£34,150,899
60% LAR: 40% CR	20%	£25,365,197	£31,400,782	£33,245,507	£33,345,835	£33,599,284	£34,857,167	£35,970,988
60% LAR: 40% CR	20%	£27,337,203	£33,325,426	£35,066,047	£35,166,375	£35,419,824	£36,677,707	£37,791,528
60% LAR: 40% CR	20%	£29,340,489	£35,172,894	£36,911,869	£37,012,197	£37,265,646	£38,523,529	£39,637,350
60% LAR: 40% CR	20%	£31,344,415	£37,012,604	£38,766,047	£38,866,375	£39,119,824	£40,377,707	£41,491,528
60% LAR: 40% CR	30%	£33,419,214	£38,902,125	£40,632,351	£40,732,679	£40,986,128	£42,244,011	£43,357,832
60% LAR: 40% CR	35%	£35,479,013	£40,786,055	£42,517,510	£42,617,838	£42,871,287	£44,129,170	£45,242,991
60% LAR: 40% CR	40%	£37,507,869	£42,667,485	£44,406,186	£44,506,514	£44,760,000	£46,017,883	£47,131,704
60% LAR: 40% CR	45%	£39,696,851	£44,644,888	£46,318,430	£46,418,758	£46,672,207	£47,929,090	£49,042,911
60% LAR: 40% CR	50%	£41,949,816	£46,724,818	£48,366,151	£48,466,479	£48,720,000	£49,976,883	£51,090,704

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	Base Build Costs, Access Prt M(4)2, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)3 & BREAM Excellent	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)3, BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)3, BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)3, BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)3, BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)3, BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CIR	10%	£2,092,443	£3,082,897	£10,812,093	£10,812,093	£11,167,435	£12,095,318	£12,095,318	£12,095,318	£12,095,318
60% LAR, 40% CIR	15%	£2,693,417	£3,180,882	£11,429,425	£11,429,425	£11,826,106	£12,863,048	£12,863,048	£12,863,048	£12,863,048
60% LAR, 40% CIR	20%	£3,294,391	£3,278,867	£12,046,758	£12,046,758	£12,442,962	£13,500,977	£13,500,977	£13,500,977	£13,500,977
60% LAR, 40% CIR	25%	£3,895,365	£3,376,852	£12,664,091	£12,664,091	£13,060,314	£14,118,992	£14,118,992	£14,118,992	£14,118,992
60% LAR, 40% CIR	30%	£4,496,339	£3,474,837	£13,281,424	£13,281,424	£13,677,656	£14,737,007	£14,737,007	£14,737,007	£14,737,007
60% LAR, 40% CIR	35%	£5,097,313	£3,572,822	£13,898,757	£13,898,757	£14,294,999	£15,355,022	£15,355,022	£15,355,022	£15,355,022
60% LAR, 40% CIR	40%	£5,698,287	£3,670,807	£14,516,090	£14,516,090	£14,852,941	£15,973,037	£15,973,037	£15,973,037	£15,973,037
60% LAR, 40% CIR	45%	£6,299,261	£3,768,792	£15,133,423	£15,133,423	£15,410,883	£16,591,052	£16,591,052	£16,591,052	£16,591,052

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week
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No Units	116
Site Area	1.04 Ha

Residual land values:

Value Area	Zone B - £1,250 pcf
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR + CIR

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£23,542,691	£10,695,127	£14,915,462	£14,915,462	£14,915,462	£13,586,862	£12,175,857
60% LAR - 40% CIR	5%	£21,128,888	£14,736,843	£13,006,695	£13,006,695	£12,906,358	£12,655,539	£10,305,028
60% LAR - 40% CIR	10%	£18,999,888	£12,805,332	£11,001,566	£11,001,566	£10,901,587	£10,711,664	£8,369,862
60% LAR - 40% CIR	15%	£16,861,768	£10,862,308	£9,135,997	£9,034,839	£8,934,933	£8,781,933	£6,421,500
60% LAR - 40% CIR	20%	£14,712,644	£8,905,473	£7,189,360	£7,085,502	£6,981,358	£6,800,488	£4,480,005
60% LAR - 40% CIR	25%	£12,562,622	£6,918,650	£5,184,538	£5,083,953	£4,982,400	£4,845,953	£2,485,508
60% LAR - 40% CIR	30%	£10,361,808	£4,920,873	£3,190,847	£3,090,369	£2,989,451	£2,934,324	£488,143
60% LAR - 40% CIR	35%	£8,200,308	£2,911,367	£1,184,606	£1,084,606	£884,366	£877,746	£1,532,586
60% LAR - 40% CIR	40%	£6,000,158	£880,516	£-845,574	£-847,042	£-1,203,470	£-2,748,721	£-3,607,195
60% LAR - 40% CIR	45%	£3,773,581	£-1,161,071	£-2,934,692	£-3,031,548	£-3,294,680	£-4,837,537	£-5,894,674
60% LAR - 40% CIR	50%	£1,536,485	£-3,397,045	£-5,038,424	£-5,141,150	£-5,397,863	£-6,938,848	£-7,734,865

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£35,252,524	£42,495,151	£49,435,471	£49,435,471	£49,435,471	£49,435,471	£49,435,471
60% LAR - 40% CIR	5%	£30,420,342	£38,618,317	£46,545,276	£46,545,276	£46,545,276	£46,545,276	£46,545,276
60% LAR - 40% CIR	10%	£26,666,072	£34,749,624	£42,671,404	£42,671,404	£42,671,404	£42,671,404	£42,671,404
60% LAR - 40% CIR	15%	£23,893,132	£30,892,852	£38,741,363	£38,741,363	£38,741,363	£38,741,363	£38,741,363
60% LAR - 40% CIR	20%	£21,128,888	£27,044,079	£34,806,434	£34,806,434	£34,806,434	£34,806,434	£34,806,434
60% LAR - 40% CIR	25%	£18,364,644	£23,195,306	£30,871,422	£30,871,422	£30,871,422	£30,871,422	£30,871,422
60% LAR - 40% CIR	30%	£15,600,400	£19,346,533	£26,936,410	£26,936,410	£26,936,410	£26,936,410	£26,936,410
60% LAR - 40% CIR	35%	£12,836,156	£15,497,760	£23,001,398	£23,001,398	£23,001,398	£23,001,398	£23,001,398
60% LAR - 40% CIR	40%	£10,071,912	£11,648,987	£19,066,386	£19,066,386	£19,066,386	£19,066,386	£19,066,386
60% LAR - 40% CIR	45%	£7,307,668	£7,799,210	£15,131,374	£15,131,374	£15,131,374	£15,131,374	£15,131,374
60% LAR - 40% CIR	50%	£4,543,424	£4,850,452	£11,196,362	£11,196,362	£11,196,362	£11,196,362	£11,196,362

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£46,250,745	£42,817,513	£44,553,078	£44,553,078	£44,553,078	£44,553,078	£44,553,078
60% LAR - 40% CIR	5%	£40,466,542	£34,726,792	£40,466,725	£40,466,725	£40,466,725	£40,466,725	£40,466,725
60% LAR - 40% CIR	10%	£34,682,339	£30,892,852	£34,682,339	£34,682,339	£34,682,339	£34,682,339	£34,682,339
60% LAR - 40% CIR	15%	£28,898,136	£27,044,079	£28,898,136	£28,898,136	£28,898,136	£28,898,136	£28,898,136
60% LAR - 40% CIR	20%	£23,113,933	£23,195,306	£23,113,933	£23,113,933	£23,113,933	£23,113,933	£23,113,933
60% LAR - 40% CIR	25%	£17,329,730	£19,346,533	£17,329,730	£17,329,730	£17,329,730	£17,329,730	£17,329,730
60% LAR - 40% CIR	30%	£11,545,527	£15,497,760	£11,545,527	£11,545,527	£11,545,527	£11,545,527	£11,545,527
60% LAR - 40% CIR	35%	£5,761,324	£11,648,987	£5,761,324	£5,761,324	£5,761,324	£5,761,324	£5,761,324
60% LAR - 40% CIR	40%	£-1,022,879	£7,799,210	£-1,022,879	£-1,022,879	£-1,022,879	£-1,022,879	£-1,022,879
60% LAR - 40% CIR	45%	£-6,808,682	£3,950,000	£-6,808,682	£-6,808,682	£-6,808,682	£-6,808,682	£-6,808,682
60% LAR - 40% CIR	50%	£-12,594,485	£-1,899,208	£-12,594,485	£-12,594,485	£-12,594,485	£-12,594,485	£-12,594,485

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£46,250,745	£42,817,513	£44,553,078	£44,553,078	£44,553,078	£44,553,078	£44,553,078
60% LAR - 40% CIR	5%	£40,466,542	£34,726,792	£40,466,725	£40,466,725	£40,466,725	£40,466,725	£40,466,725
60% LAR - 40% CIR	10%	£34,682,339	£30,892,852	£34,682,339	£34,682,339	£34,682,339	£34,682,339	£34,682,339
60% LAR - 40% CIR	15%	£28,898,136	£27,044,079	£28,898,136	£28,898,136	£28,898,136	£28,898,136	£28,898,136
60% LAR - 40% CIR	20%	£23,113,933	£23,195,306	£23,113,933	£23,113,933	£23,113,933	£23,113,933	£23,113,933
60% LAR - 40% CIR	25%	£17,329,730	£19,346,533	£17,329,730	£17,329,730	£17,329,730	£17,329,730	£17,329,730
60% LAR - 40% CIR	30%	£11,545,527	£15,497,760	£11,545,527	£11,545,527	£11,545,527	£11,545,527	£11,545,527
60% LAR - 40% CIR	35%	£5,761,324	£11,648,987	£5,761,324	£5,761,324	£5,761,324	£5,761,324	£5,761,324
60% LAR - 40% CIR	40%	£-1,022,879	£7,799,210	£-1,022,879	£-1,022,879	£-1,022,879	£-1,022,879	£-1,022,879
60% LAR - 40% CIR	45%	£-6,808,682	£3,950,000	£-6,808,682	£-6,808,682	£-6,808,682	£-6,808,682	£-6,808,682
60% LAR - 40% CIR	50%	£-12,594,485	£-1,899,208	£-12,594,485	£-12,594,485	£-12,594,485	£-12,594,485	£-12,594,485

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£1,817,651	£4,769,913	£4,809,578	£4,809,578	£4,809,578	£4,809,578	£4,809,578
60% LAR - 40% CIR	5%	£1,817,651	£4,769,913	£4,809,578	£4,809,578	£4,809,578	£4,809,578	£4,809,578
60% LAR - 40% CIR	10%	£2,425,152	£8,819,708	£10,311,484	£10,311,484	£10,311,484	£10,311,484	£10,311,484
60% LAR - 40% CIR	15%	£3,032,653	£12,869,503	£14,303,269	£14,303,269	£14,303,269	£14,303,269	£14,303,269
60% LAR - 40% CIR	20%	£3,640,154	£16,919,298	£18,353,064	£18,353,064	£18,353,064	£18,353,064	£18,353,064
60% LAR - 40% CIR	25%	£4,247,655	£20,969,093	£22,402,859	£22,402,859	£22,402,859	£22,402,859	£22,402,859
60% LAR - 40% CIR	30%	£4,855,156	£25,018,888	£26,452,654	£26,452,654	£26,452,654	£26,452,654	£26,452,654
60% LAR - 40% CIR	35%	£5,462,657	£29,068,683	£30,502,449	£30,502,449	£30,502,449	£30,502,449	£30,502,449
60% LAR - 40% CIR	40%	£6,070,158	£33,118,478	£34,552,244	£34,552,244	£34,552,244	£34,552,244	£34,552,244
60% LAR - 40% CIR	45%	£6,677,659	£37,168,273	£38,602,039	£38,602,039	£38,602,039	£38,602,039	£38,602,039
60% LAR - 40% CIR	50%	£7,285,160	£41,218,068	£42,651,834	£42,651,834	£42,651,834	£42,651,834	£42,651,834

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week
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No Units	116
Site Area	1.04 Ha

Residual land values:

Value Area	Zone B - £1,300 paf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR + CIR

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£25,533,044	£19,178,444	£17,438,773	£17,338,987	£17,987,388	£15,376,512	£14,757,283
60% LAR - 40% CIR	5%	£23,521,198	£17,130,844	£15,400,587	£15,300,859	£15,949,839	£13,544,921	£12,708,855
60% LAR - 40% CIR	10%	£21,268,173	£15,073,519	£13,343,841	£13,243,892	£13,892,860	£11,500,411	£10,664,432
60% LAR - 40% CIR	15%	£19,004,037	£13,004,577	£11,286,459	£11,186,819	£11,835,777	£9,433,473	£8,598,464
60% LAR - 40% CIR	20%	£16,728,898	£10,923,934	£9,207,730	£9,108,872	£9,757,730	£7,341,858	£6,507,375
60% LAR - 40% CIR	25%	£14,442,850	£8,851,799	£7,088,322	£6,989,275	£7,638,275	£5,207,500	£4,369,422
60% LAR - 40% CIR	30%	£12,148,029	£6,707,072	£4,976,845	£4,876,504	£5,525,649	£3,120,522	£2,284,341
60% LAR - 40% CIR	35%	£9,848,813	£4,588,071	£2,843,419	£2,743,291	£3,402,970	£991,099	£156,649
60% LAR - 40% CIR	40%	£7,530,415	£2,421,543	£688,161	£688,217	£348,358	-£1,170,344	-£2,028,717
60% LAR - 40% CIR	45%	£5,177,032	£265,892	-£1,487,754	-£1,386,611	-£1,847,751	-£3,380,598	-£4,247,735
60% LAR - 40% CIR	50%	£2,812,352	-£1,951,647	-£3,723,028	-£3,620,751	-£4,082,865	-£5,563,490	-£6,475,497

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,648,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£35,965,574	£29,272,174	£26,113,152	£26,013,572	£26,734,379	£24,257,595	£23,617,157
60% LAR - 40% CIR	5%	£33,953,742	£27,224,018	£24,053,973	£23,954,393	£24,675,199	£22,199,739	£21,559,300
60% LAR - 40% CIR	10%	£31,690,197	£25,141,142	£21,971,119	£21,871,539	£22,595,905	£20,124,279	£19,483,840
60% LAR - 40% CIR	15%	£29,426,561	£23,058,267	£19,888,267	£19,788,687	£20,512,243	£17,651,487	£17,011,400
60% LAR - 40% CIR	20%	£27,162,925	£20,975,392	£17,805,417	£17,705,837	£18,429,399	£15,790,731	£15,150,292
60% LAR - 40% CIR	25%	£24,899,289	£18,892,517	£15,722,567	£15,623,087	£16,347,961	£13,978,865	£13,338,426
60% LAR - 40% CIR	30%	£22,635,653	£16,809,642	£13,639,717	£13,540,137	£14,262,523	£11,807,999	£11,167,560
60% LAR - 40% CIR	35%	£20,372,017	£14,726,767	£11,556,867	£11,457,287	£12,177,087	£9,727,143	£9,086,704
60% LAR - 40% CIR	40%	£18,108,381	£12,643,892	£9,474,017	£9,374,437	£10,092,647	£7,677,299	£7,036,860
60% LAR - 40% CIR	45%	£15,844,745	£10,561,017	£7,391,167	£7,291,587	£7,907,707	£5,557,455	£4,916,916
60% LAR - 40% CIR	50%	£13,581,109	£8,478,142	£5,308,317	£5,208,737	£5,823,827	£3,437,611	£2,797,177

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£97,196,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£33,730,395	£26,936,866	£24,033,682	£23,934,102	£24,655,372	£22,178,528	£21,538,089
60% LAR - 40% CIR	5%	£31,517,563	£24,723,991	£21,820,792	£21,721,212	£22,442,482	£19,965,638	£19,325,199
60% LAR - 40% CIR	10%	£29,304,731	£22,511,116	£19,607,922	£19,508,342	£20,229,652	£17,748,794	£17,108,355
60% LAR - 40% CIR	15%	£27,091,899	£20,298,241	£17,395,052	£17,295,472	£18,016,812	£15,567,936	£14,927,497
60% LAR - 40% CIR	20%	£24,879,067	£18,085,366	£15,182,182	£15,082,602	£15,797,962	£13,369,060	£12,728,621
60% LAR - 40% CIR	25%	£22,666,235	£15,872,491	£12,969,312	£12,869,732	£13,585,122	£10,940,158	£10,300,719
60% LAR - 40% CIR	30%	£20,453,403	£13,659,616	£10,756,442	£10,656,862	£11,372,512	£8,920,294	£8,280,855
60% LAR - 40% CIR	35%	£18,240,571	£11,446,741	£8,543,572	£8,444,092	£9,159,662	£6,900,436	£6,260,997
60% LAR - 40% CIR	40%	£16,027,739	£9,233,866	£6,330,702	£6,231,222	£6,946,832	£4,680,578	£4,041,139
60% LAR - 40% CIR	45%	£13,814,907	£7,021,991	£4,117,832	£4,018,352	£4,733,902	£2,460,720	£1,821,281
60% LAR - 40% CIR	50%	£11,602,075	£4,810,116	£1,904,962	£1,805,482	£2,519,052	£32,864,338	£32,864,338

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£46,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£26,965,574	£21,272,174	£18,113,152	£18,013,572	£18,734,379	£16,257,595	£15,617,157
60% LAR - 40% CIR	5%	£24,953,742	£19,224,018	£16,053,973	£15,954,393	£16,675,199	£14,199,739	£13,559,300
60% LAR - 40% CIR	10%	£22,690,197	£17,141,142	£13,971,119	£13,871,539	£14,592,860	£12,100,411	£11,464,432
60% LAR - 40% CIR	15%	£20,426,561	£15,058,267	£11,888,267	£11,788,687	£12,512,243	£10,051,487	£9,411,400
60% LAR - 40% CIR	20%	£18,162,925	£12,975,392	£9,805,417	£9,705,837	£10,429,399	£7,970,731	£7,330,292
60% LAR - 40% CIR	25%	£15,899,289	£10,892,517	£7,722,567	£7,623,087	£8,347,961	£5,927,865	£5,287,426
60% LAR - 40% CIR	30%	£13,635,653	£8,809,642	£5,639,717	£5,540,137	£6,262,523	£3,907,999	£3,267,560
60% LAR - 40% CIR	35%	£11,372,017	£6,726,767	£3,556,867	£3,457,287	£4,177,087	£1,927,143	£1,286,704
60% LAR - 40% CIR	40%	£9,108,381	£4,643,892	£1,474,017	£1,374,437	£2,092,647	£-1,222,299	£-1,882,860
60% LAR - 40% CIR	45%	£6,844,745	£2,561,017	£-741,167	£-641,587	£-1,007,707	£-3,587,455	£-4,497,497
60% LAR - 40% CIR	50%	£4,581,109	£48,478,142	£-2,308,317	£-2,208,737	£-2,823,827	£-6,303,490	£-7,215,497

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£4,328,044	£2,249,366	£1,889,267	£1,889,267	£2,337,772	£3,848,369	£3,848,369
60% LAR - 40% CIR	5%	£4,108,044	£2,029,366	£1,669,267	£1,669,267	£2,117,772	£3,628,369	£3,628,369
60% LAR - 40% CIR	10%	£3,888,044	£1,809,366	£1,449,267	£1,449,267	£1,897,772	£3,408,369	£3,408,369
60% LAR - 40% CIR	15%	£3,668,044	£1,589,366	£1,229,267	£1,229,267	£1,677,772	£3,188,369	£3,188,369
60% LAR - 40% CIR	20%	£3,448,044	£1,369,366	£1,009,267	£1,009,267	£1,457,772	£2,968,369	£2,968,369
60% LAR - 40% CIR	25%	£3,228,044	£1,149,366	£789,267	£789,267	£1,237,772	£2,748,369	£2,748,369
60% LAR - 40% CIR	30%	£3,008,044	£929,366	£569,267	£569,267	£1,017,772	£2,528,369	£2,528,369
60% LAR - 40% CIR	35%	£2,788,044	£709,366	£349,267	£349,267	£797,772	£2,308,369	£2,308,369
60% LAR - 40% CIR	40%	£2,568,044	£489,366	£129,267	£129,267	£577,772	£2,088,369	£2,088,369
60% LAR - 40% CIR	45%	£2,348,044	£269,366	£-91,267	£-91,267	£357,772	£1,868,369	£1,868,369
60% LAR - 40% CIR	50%	£2,128,044	£49,366	£-291,267	£-291,267	£137,772	£1,648,369	£1,648,369

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £57.51 per pitch per week

No Units 116
Site Area 1.04 Ha

Residual land values:

Value Area

Zone C - £1,000 paf

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£13,943,054	£3,251,870	£1,488,705	£1,388,482	£1,130,817	£2,009,140	£1,280,885
60% LAR - 40% CIR	5%	£13,306,324	£1,079,907	£219,802	£117,844	£38,961	£1,702,810	£2,277,733
60% LAR - 40% CIR	10%	£9,713,378	1088,030	£1,081,404	£1,186,019	£1,447,558	£3,016,789	£3,888,585
60% LAR - 40% CIR	15%	£9,076,864	4051,112	£2,415,134	£2,519,405	£2,780,084	£4,344,109	£5,113,981
60% LAR - 40% CIR	20%	£8,418,907	£1,868,957	£3,761,546	£3,865,525	£4,125,404	£5,684,793	£6,551,120
60% LAR - 40% CIR	25%	£4,143,864	£3,332,776	£4,120,520	£4,224,198	£4,483,383	£7,028,561	£7,892,443
60% LAR - 40% CIR	30%	£3,059,864	£4,708,503	£4,491,534	£4,595,380	£4,853,929	£8,405,338	£9,267,230
60% LAR - 40% CIR	35%	£1,365,013	£6,098,022	£7,875,654	£7,978,871	£8,236,888	£9,784,962	£10,645,050
60% LAR - 40% CIR	40%	3495,773	£1,469,215	£9,271,089	£9,374,006	£9,635,147	£11,177,400	£12,038,872
60% LAR - 40% CIR	45%	£2,108,842	£8,905,965	£10,679,587	£10,782,443	£11,039,585	£12,582,432	£13,439,569
60% LAR - 40% CIR	50%	£3,885,580	£10,326,157	£12,098,538	£12,202,262	£12,459,078	£13,999,961	£14,856,107

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£9,929,472	£9,929,472	£9,929,472	£9,929,472	£9,929,472	£9,929,472	£9,929,472
60% LAR - 40% CIR	5%	£9,292,638	£9,292,638	£9,292,638	£9,292,638	£9,292,638	£9,292,638	£9,292,638
60% LAR - 40% CIR	10%	£8,655,804	£8,655,804	£8,655,804	£8,655,804	£8,655,804	£8,655,804	£8,655,804
60% LAR - 40% CIR	15%	£8,018,970	£8,018,970	£8,018,970	£8,018,970	£8,018,970	£8,018,970	£8,018,970
60% LAR - 40% CIR	20%	£7,382,136	£7,382,136	£7,382,136	£7,382,136	£7,382,136	£7,382,136	£7,382,136
60% LAR - 40% CIR	25%	£6,745,302	£6,745,302	£6,745,302	£6,745,302	£6,745,302	£6,745,302	£6,745,302
60% LAR - 40% CIR	30%	£6,108,468	£6,108,468	£6,108,468	£6,108,468	£6,108,468	£6,108,468	£6,108,468
60% LAR - 40% CIR	35%	£5,471,634	£5,471,634	£5,471,634	£5,471,634	£5,471,634	£5,471,634	£5,471,634
60% LAR - 40% CIR	40%	£4,834,800	£4,834,800	£4,834,800	£4,834,800	£4,834,800	£4,834,800	£4,834,800
60% LAR - 40% CIR	45%	£4,197,966	£4,197,966	£4,197,966	£4,197,966	£4,197,966	£4,197,966	£4,197,966
60% LAR - 40% CIR	50%	£3,561,132	£3,561,132	£3,561,132	£3,561,132	£3,561,132	£3,561,132	£3,561,132

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

£87,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£48,127,118	£48,127,118	£48,127,118	£48,127,118	£48,127,118	£48,127,118	£48,127,118
60% LAR - 40% CIR	5%	£47,369,359	£47,369,359	£47,369,359	£47,369,359	£47,369,359	£47,369,359	£47,369,359
60% LAR - 40% CIR	10%	£46,611,600	£46,611,600	£46,611,600	£46,611,600	£46,611,600	£46,611,600	£46,611,600
60% LAR - 40% CIR	15%	£45,853,841	£45,853,841	£45,853,841	£45,853,841	£45,853,841	£45,853,841	£45,853,841
60% LAR - 40% CIR	20%	£45,096,082	£45,096,082	£45,096,082	£45,096,082	£45,096,082	£45,096,082	£45,096,082
60% LAR - 40% CIR	25%	£44,338,323	£44,338,323	£44,338,323	£44,338,323	£44,338,323	£44,338,323	£44,338,323
60% LAR - 40% CIR	30%	£43,580,564	£43,580,564	£43,580,564	£43,580,564	£43,580,564	£43,580,564	£43,580,564
60% LAR - 40% CIR	35%	£42,822,805	£42,822,805	£42,822,805	£42,822,805	£42,822,805	£42,822,805	£42,822,805
60% LAR - 40% CIR	40%	£42,065,046	£42,065,046	£42,065,046	£42,065,046	£42,065,046	£42,065,046	£42,065,046
60% LAR - 40% CIR	45%	£41,307,287	£41,307,287	£41,307,287	£41,307,287	£41,307,287	£41,307,287	£41,307,287
60% LAR - 40% CIR	50%	£40,549,528	£40,549,528	£40,549,528	£40,549,528	£40,549,528	£40,549,528	£40,549,528

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

£49,429,000

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£49,429,000	£49,429,000	£49,429,000	£49,429,000	£49,429,000	£49,429,000	£49,429,000
60% LAR - 40% CIR	5%	£48,671,241	£48,671,241	£48,671,241	£48,671,241	£48,671,241	£48,671,241	£48,671,241
60% LAR - 40% CIR	10%	£47,913,482	£47,913,482	£47,913,482	£47,913,482	£47,913,482	£47,913,482	£47,913,482
60% LAR - 40% CIR	15%	£47,155,723	£47,155,723	£47,155,723	£47,155,723	£47,155,723	£47,155,723	£47,155,723
60% LAR - 40% CIR	20%	£46,397,964	£46,397,964	£46,397,964	£46,397,964	£46,397,964	£46,397,964	£46,397,964
60% LAR - 40% CIR	25%	£45,640,205	£45,640,205	£45,640,205	£45,640,205	£45,640,205	£45,640,205	£45,640,205
60% LAR - 40% CIR	30%	£44,882,446	£44,882,446	£44,882,446	£44,882,446	£44,882,446	£44,882,446	£44,882,446
60% LAR - 40% CIR	35%	£44,124,687	£44,124,687	£44,124,687	£44,124,687	£44,124,687	£44,124,687	£44,124,687
60% LAR - 40% CIR	40%	£43,366,928	£43,366,928	£43,366,928	£43,366,928	£43,366,928	£43,366,928	£43,366,928
60% LAR - 40% CIR	45%	£42,609,169	£42,609,169	£42,609,169	£42,609,169	£42,609,169	£42,609,169	£42,609,169
60% LAR - 40% CIR	50%	£41,851,410	£41,851,410	£41,851,410	£41,851,410	£41,851,410	£41,851,410	£41,851,410

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

£29,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£29,601,000	£29,601,000	£29,601,000	£29,601,000	£29,601,000	£29,601,000	£29,601,000
60% LAR - 40% CIR	5%	£28,843,241	£28,843,241	£28,843,241	£28,843,241	£28,843,241	£28,843,241	£28,843,241
60% LAR - 40% CIR	10%	£28,085,482	£28,085,482	£28,085,482	£28,085,482	£28,085,482	£28,085,482	£28,085,482
60% LAR - 40% CIR	15%	£27,327,723	£27,327,723	£27,327,723	£27,327,723	£27,327,723	£27,327,723	£27,327,723
60% LAR - 40% CIR	20%	£26,569,964	£26,569,964	£26,569,964	£26,569,964	£26,569,964	£26,569,964	£26,569,964
60% LAR - 40% CIR	25%	£25,812,205	£25,812,205	£25,812,205	£25,812,205	£25,812,205	£25,812,205	£25,812,205
60% LAR - 40% CIR	30%	£25,054,446	£25,054,446	£25,054,446	£25,054,446	£25,054,446	£25,054,446	£25,054,446
60% LAR - 40% CIR	35%	£24,296,687	£24,296,687	£24,296,687	£24,296,687	£24,296,687	£24,296,687	£24,296,687
60% LAR - 40% CIR	40%	£23,538,928	£23,538,928	£23,538,928	£23,538,928	£23,538,928	£23,538,928	£23,538,928
60% LAR - 40% CIR	45%	£22,781,169	£22,781,169	£22,781,169	£22,781,169	£22,781,169	£22,781,169	£22,781,169
60% LAR - 40% CIR	50%	£22,023,410	£22,023,410	£22,023,410	£22,023,410	£22,023,410	£22,023,410	£22,023,410

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £87.51 per pitch per week

No Units	116
Site Area	5.86 Ha

Residual land values:

Value Area	Zone C - £1,100 paf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR: CR

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£17,588,688	£8,355,204	£8,592,129	£8,489,876	£8,234,341	£4,700,434	£3,848,378
60% LAR - 40% CR	5%	£16,124,605	£8,454,209	£5,967,866	£4,965,997	£4,741,350	£1,183,476	£2,354,047
60% LAR - 40% CR	10%	£14,249,948	£5,281,118	£3,531,040	£3,429,546	£3,175,810	£7,653,391	£807,603
60% LAR - 40% CR	15%	£12,363,863	£3,226,133	£1,841,801	£1,840,140	£1,627,237	£7,155,122	£743,866
60% LAR - 40% CR	20%	£10,486,787	£2,159,369	£420,256	£319,369	£87,494	£1,415,519	£2,341,847
60% LAR - 40% CR	25%	£8,556,717	£580,859	£1,114,307	£1,278,064	£1,537,169	£2,092,367	£3,056,349
60% LAR - 40% CR	30%	£6,632,261	£1,025,389	£2,808,819	£2,912,247	£3,170,814	£4,722,222	£5,584,115
60% LAR - 40% CR	35%	£4,662,240	£2,675,987	£4,455,629	£4,558,836	£4,816,853	£6,384,897	£7,225,015
60% LAR - 40% CR	40%	£2,721,478	£4,338,900	£8,114,634	£8,217,651	£8,475,182	£9,029,444	£9,879,818
60% LAR - 40% CR	45%	£750,081	£6,012,090	£7,785,712	£7,888,588	£8,145,709	£9,688,555	£10,545,659
60% LAR - 40% CR	50%	£1,054,765	£7,697,261	£4,468,741	£3,071,480	£3,868,280	£11,360,164	£12,252,512

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£35,430,534	£34,730,751	£36,287,354	£36,968,983	£36,843,810	£36,371,490	£36,226,313
60% LAR - 40% CR	5%	£37,205,012	£36,273,842	£36,303,360	£36,124,414	£36,378,730	£36,832,369	£36,100,467
60% LAR - 40% CR	10%	£39,131,150	£37,839,827	£39,573,150	£39,074,320	£39,827,223	£41,444,638	£39,288,826
60% LAR - 40% CR	15%	£41,106,413	£39,395,912	£41,336,124	£40,328,867	£41,407,768	£43,468,805	£41,368,407
60% LAR - 40% CR	20%	£43,132,183	£41,004,021	£41,729,287	£41,032,984	£41,092,199	£43,847,327	£43,511,309
60% LAR - 40% CR	25%	£45,208,446	£42,705,448	£43,456,457	£42,454,957	£42,454,957	£46,371,541	£46,071,541
60% LAR - 40% CR	30%	£47,334,710	£44,458,225	£45,210,586	£44,108,136	£44,108,136	£48,948,817	£48,728,823
60% LAR - 40% CR	35%	£49,509,440	£46,264,227	£47,000,225	£46,108,136	£46,108,136	£51,618,817	£51,403,823
60% LAR - 40% CR	40%	£51,734,720	£48,114,224	£48,843,572	£47,944,328	£47,944,328	£54,393,817	£54,178,823
60% LAR - 40% CR	45%	£54,009,720	£50,000,224	£50,729,567	£49,844,328	£49,844,328	£57,268,817	£57,053,823
60% LAR - 40% CR	50%	£56,334,720	£51,929,224	£52,658,567	£51,769,328	£51,769,328	£60,243,817	£59,928,823

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£43,348,514	£32,848,251	£34,405,384	£34,307,443	£34,762,004	£36,286,775	£37,188,793
60% LAR - 40% CR	5%	£44,761,012	£34,102,342	£35,642,465	£35,544,524	£36,017,085	£37,541,866	£38,443,804
60% LAR - 40% CR	10%	£47,159,549	£35,747,307	£37,401,039	£37,303,090	£37,845,703	£39,351,118	£40,277,336
60% LAR - 40% CR	15%	£49,642,017	£37,431,971	£39,155,612	£39,057,663	£39,638,276	£41,200,369	£42,151,804
60% LAR - 40% CR	20%	£52,204,563	£39,160,501	£40,900,185	£40,802,236	£41,528,849	£43,183,621	£44,135,056
60% LAR - 40% CR	25%	£54,841,119	£40,929,569	£42,644,757	£42,546,808	£43,421,324	£45,206,879	£46,147,312
60% LAR - 40% CR	30%	£57,553,680	£42,738,637	£44,390,329	£44,292,380	£45,315,807	£47,269,136	£48,199,568
60% LAR - 40% CR	35%	£60,321,241	£44,588,705	£46,135,901	£46,037,952	£46,210,359	£49,369,393	£50,299,824
60% LAR - 40% CR	40%	£63,143,802	£46,478,773	£47,871,473	£47,773,524	£47,945,916	£51,509,649	£52,440,080
60% LAR - 40% CR	45%	£66,016,363	£48,400,841	£49,603,045	£49,505,096	£49,677,588	£53,689,905	£54,620,336
60% LAR - 40% CR	50%	£68,938,924	£50,362,909	£51,325,617	£51,227,668	£51,399,180	£55,910,161	£56,840,592

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£24,611,474	£33,981,569	£33,981,569	£33,981,569	£33,981,569	£33,981,569	£33,981,569
60% LAR - 40% CR	5%	£25,611,474	£34,981,569	£34,981,569	£34,981,569	£34,981,569	£34,981,569	£34,981,569
60% LAR - 40% CR	10%	£27,189,852	£36,750,945	£36,750,945	£36,750,945	£36,750,945	£36,750,945	£36,750,945
60% LAR - 40% CR	15%	£29,012,446	£38,618,667	£38,618,667	£38,618,667	£38,618,667	£38,618,667	£38,618,667
60% LAR - 40% CR	20%	£31,170,553	£40,677,431	£40,677,431	£40,677,431	£40,677,431	£40,677,431	£40,677,431
60% LAR - 40% CR	25%	£33,613,053	£42,919,881	£42,919,881	£42,919,881	£42,919,881	£42,919,881	£42,919,881
60% LAR - 40% CR	30%	£36,343,328	£45,345,019	£45,345,019	£45,345,019	£45,345,019	£45,345,019	£45,345,019
60% LAR - 40% CR	35%	£39,359,455	£47,955,028	£47,955,028	£47,955,028	£47,955,028	£47,955,028	£47,955,028
60% LAR - 40% CR	40%	£42,659,322	£50,745,037	£50,745,037	£50,745,037	£50,745,037	£50,745,037	£50,745,037
60% LAR - 40% CR	45%	£46,243,916	£53,715,046	£53,715,046	£53,715,046	£53,715,046	£53,715,046	£53,715,046
60% LAR - 40% CR	50%	£50,119,585	£56,865,055	£56,865,055	£56,865,055	£56,865,055	£56,865,055	£56,865,055

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£3,436,352	£10,989,746	£14,832,911	£14,935,154	£15,186,798	£16,724,036	£17,036,722
60% LAR - 40% CR	5%	£5,001,114	£14,000,851	£16,207,184	£16,309,427	£16,561,071	£18,241,315	£18,554,001
60% LAR - 40% CR	10%	£7,173,082	£16,143,352	£17,394,000	£17,496,243	£17,747,887	£19,528,131	£19,840,817
60% LAR - 40% CR	15%	£9,858,907	£18,358,807	£19,609,455	£19,711,698	£19,963,342	£21,843,586	£22,156,272
60% LAR - 40% CR	20%	£12,958,273	£20,658,071	£21,908,720	£22,010,963	£22,262,607	£24,242,851	£24,555,537
60% LAR - 40% CR	25%	£16,484,101	£23,104,764	£24,355,412	£24,457,655	£24,709,299	£26,823,093	£27,135,779
60% LAR - 40% CR	30%	£20,534,929	£25,795,457	£27,046,105	£27,148,348	£27,399,992	£29,503,237	£29,815,923
60% LAR - 40% CR	35%	£25,208,857	£28,726,150	£30,076,800	£30,179,043	£30,430,687	£32,613,481	£32,926,167
60% LAR - 40% CR	40%	£30,594,825	£31,901,007	£33,301,692	£33,403,935	£33,655,579	£35,938,773	£36,251,459
60% LAR - 40% CR	45%	£36,704,893	£35,317,130	£36,817,262	£36,919,505	£37,171,149	£39,563,917	£39,876,603
60% LAR - 40% CR	50%	£43,546,405	£39,022,401	£40,527,881	£40,630,124	£40,881,768	£43,189,012	£43,501,698

LB Camden
Local Plan Viability Testing 2025

Reel 13 T3 - 116 Flats & 4 Pitches at a rent of £87.51 per pitch per week	
No Units	116
Site Area	5.86 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£48,015,464	£36,560,704	£36,650,138	£36,750,595	£36,850,928	£36,951,276	£34,188,180
60% LAR - 40% CR	5%	£44,964,597	£35,951,666	£35,947,088	£35,942,477	£35,937,877	£35,933,283	£31,162,346
60% LAR - 40% CR	10%	£41,961,683	£35,320,759	£35,315,890	£35,311,422	£35,306,954	£35,302,487	£28,157,317
60% LAR - 40% CR	15%	£39,008,126	£34,689,854	£34,685,022	£34,680,381	£34,675,740	£34,671,100	£25,152,320
60% LAR - 40% CR	20%	£36,044,131	£34,048,877	£34,043,971	£34,039,065	£34,034,159	£34,029,253	£22,068,219
60% LAR - 40% CR	25%	£33,079,951	£33,397,822	£33,392,876	£33,387,930	£33,382,984	£33,378,038	£19,000,419
60% LAR - 40% CR	30%	£30,115,640	£32,654,188	£32,649,184	£32,644,180	£32,639,176	£32,634,172	£15,927,927
60% LAR - 40% CR	35%	£27,151,329	£31,910,587	£31,905,553	£31,900,519	£31,895,485	£31,890,451	£12,839,893
60% LAR - 40% CR	40%	£24,187,018	£31,166,929	£31,161,859	£31,156,789	£31,151,719	£31,146,649	£9,737,433
60% LAR - 40% CR	45%	£21,222,707	£30,423,271	£30,418,157	£30,413,043	£30,407,929	£30,402,815	£6,645,761
60% LAR - 40% CR	50%	£18,258,396	£29,678,613	£29,673,459	£29,668,305	£29,663,151	£29,658,000	£3,553,253

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

£97,649,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£97,649,000	£97,649,000	£97,649,000	£97,649,000	£97,649,000	£97,649,000	£97,649,000
60% LAR - 40% CR	5%	£96,693,863	£96,693,863	£96,693,863	£96,693,863	£96,693,863	£96,693,863	£96,693,863
60% LAR - 40% CR	10%	£95,738,726	£95,738,726	£95,738,726	£95,738,726	£95,738,726	£95,738,726	£95,738,726
60% LAR - 40% CR	15%	£94,783,589	£94,783,589	£94,783,589	£94,783,589	£94,783,589	£94,783,589	£94,783,589
60% LAR - 40% CR	20%	£93,828,452	£93,828,452	£93,828,452	£93,828,452	£93,828,452	£93,828,452	£93,828,452
60% LAR - 40% CR	25%	£92,873,315	£92,873,315	£92,873,315	£92,873,315	£92,873,315	£92,873,315	£92,873,315
60% LAR - 40% CR	30%	£91,918,178	£91,918,178	£91,918,178	£91,918,178	£91,918,178	£91,918,178	£91,918,178
60% LAR - 40% CR	35%	£90,963,041	£90,963,041	£90,963,041	£90,963,041	£90,963,041	£90,963,041	£90,963,041
60% LAR - 40% CR	40%	£89,007,904	£89,007,904	£89,007,904	£89,007,904	£89,007,904	£89,007,904	£89,007,904
60% LAR - 40% CR	45%	£87,052,767	£87,052,767	£87,052,767	£87,052,767	£87,052,767	£87,052,767	£87,052,767
60% LAR - 40% CR	50%	£85,097,630	£85,097,630	£85,097,630	£85,097,630	£85,097,630	£85,097,630	£85,097,630

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

£97,186,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£97,186,000	£97,186,000	£97,186,000	£97,186,000	£97,186,000	£97,186,000	£97,186,000
60% LAR - 40% CR	5%	£96,230,863	£96,230,863	£96,230,863	£96,230,863	£96,230,863	£96,230,863	£96,230,863
60% LAR - 40% CR	10%	£95,275,726	£95,275,726	£95,275,726	£95,275,726	£95,275,726	£95,275,726	£95,275,726
60% LAR - 40% CR	15%	£94,320,589	£94,320,589	£94,320,589	£94,320,589	£94,320,589	£94,320,589	£94,320,589
60% LAR - 40% CR	20%	£93,365,452	£93,365,452	£93,365,452	£93,365,452	£93,365,452	£93,365,452	£93,365,452
60% LAR - 40% CR	25%	£92,410,315	£92,410,315	£92,410,315	£92,410,315	£92,410,315	£92,410,315	£92,410,315
60% LAR - 40% CR	30%	£91,455,178	£91,455,178	£91,455,178	£91,455,178	£91,455,178	£91,455,178	£91,455,178
60% LAR - 40% CR	35%	£90,500,041	£90,500,041	£90,500,041	£90,500,041	£90,500,041	£90,500,041	£90,500,041
60% LAR - 40% CR	40%	£89,544,904	£89,544,904	£89,544,904	£89,544,904	£89,544,904	£89,544,904	£89,544,904
60% LAR - 40% CR	45%	£88,589,767	£88,589,767	£88,589,767	£88,589,767	£88,589,767	£88,589,767	£88,589,767
60% LAR - 40% CR	50%	£87,634,630	£87,634,630	£87,634,630	£87,634,630	£87,634,630	£87,634,630	£87,634,630

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£40,429,000	£40,429,000	£40,429,000	£40,429,000	£40,429,000	£40,429,000	£40,429,000
60% LAR - 40% CR	5%	£39,473,863	£39,473,863	£39,473,863	£39,473,863	£39,473,863	£39,473,863	£39,473,863
60% LAR - 40% CR	10%	£38,518,726	£38,518,726	£38,518,726	£38,518,726	£38,518,726	£38,518,726	£38,518,726
60% LAR - 40% CR	15%	£37,563,589	£37,563,589	£37,563,589	£37,563,589	£37,563,589	£37,563,589	£37,563,589
60% LAR - 40% CR	20%	£36,608,452	£36,608,452	£36,608,452	£36,608,452	£36,608,452	£36,608,452	£36,608,452
60% LAR - 40% CR	25%	£35,653,315	£35,653,315	£35,653,315	£35,653,315	£35,653,315	£35,653,315	£35,653,315
60% LAR - 40% CR	30%	£34,698,178	£34,698,178	£34,698,178	£34,698,178	£34,698,178	£34,698,178	£34,698,178
60% LAR - 40% CR	35%	£33,743,041	£33,743,041	£33,743,041	£33,743,041	£33,743,041	£33,743,041	£33,743,041
60% LAR - 40% CR	40%	£32,787,904	£32,787,904	£32,787,904	£32,787,904	£32,787,904	£32,787,904	£32,787,904
60% LAR - 40% CR	45%	£31,832,767	£31,832,767	£31,832,767	£31,832,767	£31,832,767	£31,832,767	£31,832,767
60% LAR - 40% CR	50%	£30,877,630	£30,877,630	£30,877,630	£30,877,630	£30,877,630	£30,877,630	£30,877,630

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

£20,601,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£20,601,000	£20,601,000	£20,601,000	£20,601,000	£20,601,000	£20,601,000	£20,601,000
60% LAR - 40% CR	5%	£19,645,863	£19,645,863	£19,645,863	£19,645,863	£19,645,863	£19,645,863	£19,645,863
60% LAR - 40% CR	10%	£18,690,726	£18,690,726	£18,690,726	£18,690,726	£18,690,726	£18,690,726	£18,690,726
60% LAR - 40% CR	15%	£17,735,589	£17,735,589	£17,735,589	£17,735,589	£17,735,589	£17,735,589	£17,735,589
60% LAR - 40% CR	20%	£16,780,452	£16,780,452	£16,780,452	£16,780,452	£16,780,452	£16,780,452	£16,780,452
60% LAR - 40% CR	25%	£15,825,315	£15,825,315	£15,825,315	£15,825,315	£15,825,315	£15,825,315	£15,825,315
60% LAR - 40% CR	30%	£14,870,178	£14,870,178	£14,870,178	£14,870,178	£14,870,178	£14,870,178	£14,870,178
60% LAR - 40% CR	35%	£13,915,041	£13,915,041	£13,915,041	£13,915,041	£13,915,041	£13,915,041	£13,915,041
60% LAR - 40% CR	40%	£12,959,904	£12,959,904	£12,959,904	£12,959,904	£12,959,904	£12,959,904	£12,959,904
60% LAR - 40% CR	45%	£12,004,767	£12,004,767	£12,004,767	£12,004,767	£12,004,767	£12,004,767	£12,004,767
60% LAR - 40% CR	50%	£11,049,630	£11,049,630	£11,049,630	£11,049,630	£11,049,630	£11,049,630	£11,049,630

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £57.51 per pitch per week		Value Area		Zone C - £1,900 paf	
No Units	116	Sales value Inflation		Base	
Site Area	1.64 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	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM	

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £119.90 per pitch per week

No Units 116
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity & Renewable Offset	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£11,140,795	£3,456,678	£1,030,514	£1,597,260	£1,335,625	£2,017,230	£1,569,559
60% LAR - 40% CR	5%	£11,538,054	£2,160,764	£424,410	£227,567	£1,491,074	£2,366,657	£2,366,657
60% LAR - 40% CR	10%	£9,915,105	£892,845	£970,314	£974,914	£1,236,463	£2,805,663	£3,677,479
60% LAR - 40% CR	15%	£9,261,051	£413,179	£2,204,028	£2,308,298	£2,666,976	£4,133,054	£5,027,884
60% LAR - 40% CR	20%	£8,621,715	£1,757,852	£3,550,441	£3,654,400	£3,914,298	£5,473,697	£6,340,014
60% LAR - 40% CR	25%	£4,948,672	£1,123,671	£4,909,414	£5,013,093	£5,272,387	£6,807,445	£7,691,437
60% LAR - 40% CR	30%	£3,264,672	£4,497,398	£6,260,828	£6,364,255	£6,642,623	£8,194,231	£9,056,124
60% LAR - 40% CR	35%	£1,569,823	£5,884,916	£7,664,558	£7,767,765	£8,025,762	£9,573,866	£10,433,944
60% LAR - 40% CR	40%	£1,117,480	£7,284,105	£9,060,484	£9,163,500	£9,421,042	£10,896,294	£11,755,797
60% LAR - 40% CR	45%	£1,894,758	£8,694,860	£10,468,481	£10,571,538	£10,828,470	£12,371,326	£13,229,463
60% LAR - 40% CR	50%	£3,674,458	£10,117,054	£11,888,451	£11,991,156	£12,247,970	£13,768,855	£14,644,002

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£39,098,008	£39,374,396	£103,136,559	£103,232,439	£103,487,054	£103,048,694	£103,821,287
60% LAR - 40% CR	5%	£49,638,862	£10,666,116	£106,661,116	£106,625,274	£106,791,411	£106,625,274	£106,625,274
60% LAR - 40% CR	10%	£19,273,939	£103,989,139	£103,799,989	£103,983,259	£104,123,939	£103,989,514	£103,559,584
60% LAR - 40% CR	15%	£13,633,122	£103,123,122	£103,123,122	£103,123,122	£103,123,122	£103,123,122	£103,123,122
60% LAR - 40% CR	20%	£10,628,389	£104,010,331	£104,494,374	£104,588,023	£104,672,247	£104,588,023	£104,246,387
60% LAR - 40% CR	25%	£10,628,389	£104,010,331	£104,494,374	£104,588,023	£104,672,247	£104,588,023	£104,246,387
60% LAR - 40% CR	30%	£10,628,389	£104,010,331	£104,494,374	£104,588,023	£104,672,247	£104,588,023	£104,246,387
60% LAR - 40% CR	35%	£10,628,389	£104,010,331	£104,494,374	£104,588,023	£104,672,247	£104,588,023	£104,246,387
60% LAR - 40% CR	40%	£10,628,389	£104,010,331	£104,494,374	£104,588,023	£104,672,247	£104,588,023	£104,246,387
60% LAR - 40% CR	45%	£10,628,389	£104,010,331	£104,494,374	£104,588,023	£104,672,247	£104,588,023	£104,246,387
60% LAR - 40% CR	50%	£10,628,389	£104,010,331	£104,494,374	£104,588,023	£104,672,247	£104,588,023	£104,246,387

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£27,032,389	£27,032,389	£29,049,039	£29,102,189	£29,408,534	£29,965,144	£31,840,367
60% LAR - 40% CR	5%	£27,032,389	£27,032,389	£29,049,039	£29,102,189	£29,408,534	£29,965,144	£31,840,367
60% LAR - 40% CR	10%	£21,192,389	£29,886,619	£31,077,469	£31,171,739	£32,042,419	£33,008,454	£34,476,424
60% LAR - 40% CR	15%	£15,252,469	£32,055,119	£33,055,119	£33,055,119	£33,055,119	£33,055,119	£33,055,119
60% LAR - 40% CR	20%	£15,252,469	£32,055,119	£33,055,119	£33,055,119	£33,055,119	£33,055,119	£33,055,119
60% LAR - 40% CR	25%	£15,252,469	£32,055,119	£33,055,119	£33,055,119	£33,055,119	£33,055,119	£33,055,119
60% LAR - 40% CR	30%	£15,252,469	£32,055,119	£33,055,119	£33,055,119	£33,055,119	£33,055,119	£33,055,119
60% LAR - 40% CR	35%	£15,252,469	£32,055,119	£33,055,119	£33,055,119	£33,055,119	£33,055,119	£33,055,119
60% LAR - 40% CR	40%	£15,252,469	£32,055,119	£33,055,119	£33,055,119	£33,055,119	£33,055,119	£33,055,119
60% LAR - 40% CR	45%	£15,252,469	£32,055,119	£33,055,119	£33,055,119	£33,055,119	£33,055,119	£33,055,119
60% LAR - 40% CR	50%	£15,252,469	£32,055,119	£33,055,119	£33,055,119	£33,055,119	£33,055,119	£33,055,119

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£16,892,729	£16,892,729	£18,892,729	£18,892,729	£19,892,729	£20,892,729	£21,892,729
60% LAR - 40% CR	5%	£16,892,729	£16,892,729	£18,892,729	£18,892,729	£19,892,729	£20,892,729	£21,892,729
60% LAR - 40% CR	10%	£16,892,729	£16,892,729	£18,892,729	£18,892,729	£19,892,729	£20,892,729	£21,892,729
60% LAR - 40% CR	15%	£16,892,729	£16,892,729	£18,892,729	£18,892,729	£19,892,729	£20,892,729	£21,892,729
60% LAR - 40% CR	20%	£16,892,729	£16,892,729	£18,892,729	£18,892,729	£19,892,729	£20,892,729	£21,892,729
60% LAR - 40% CR	25%	£16,892,729	£16,892,729	£18,892,729	£18,892,729	£19,892,729	£20,892,729	£21,892,729
60% LAR - 40% CR	30%	£16,892,729	£16,892,729	£18,892,729	£18,892,729	£19,892,729	£20,892,729	£21,892,729
60% LAR - 40% CR	35%	£16,892,729	£16,892,729	£18,892,729	£18,892,729	£19,892,729	£20,892,729	£21,892,729
60% LAR - 40% CR	40%	£16,892,729	£16,892,729	£18,892,729	£18,892,729	£19,892,729	£20,892,729	£21,892,729
60% LAR - 40% CR	45%	£16,892,729	£16,892,729	£18,892,729	£18,892,729	£19,892,729	£20,892,729	£21,892,729
60% LAR - 40% CR	50%	£16,892,729	£16,892,729	£18,892,729	£18,892,729	£19,892,729	£20,892,729	£21,892,729

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£19,892,729	£19,892,729	£21,892,729	£21,892,729	£22,892,729	£23,892,729	£24,892,729
60% LAR - 40% CR	5%	£19,892,729	£19,892,729	£21,892,729	£21,892,729	£22,892,729	£23,892,729	£24,892,729
60% LAR - 40% CR	10%	£19,892,729	£19,892,729	£21,892,729	£21,892,729	£22,892,729	£23,892,729	£24,892,729
60% LAR - 40% CR	15%	£19,892,729	£19,892,729	£21,892,729	£21,892,729	£22,892,729	£23,892,729	£24,892,729
60% LAR - 40% CR	20%	£19,892,729	£19,892,729	£21,892,729	£21,892,729	£22,892,729	£23,892,729	£24,892,729
60% LAR - 40% CR	25%	£19,892,729	£19,892,729	£21,892,729	£21,892,729	£22,892,729	£23,892,729	£24,892,729
60% LAR - 40% CR	30%	£19,892,729	£19,892,729	£21,892,729	£21,892,729	£22,892,729	£23,892,729	£24,892,729
60% LAR - 40% CR	35%	£19,892,729	£19,892,729	£21,892,729	£21,892,729	£22,892,729	£23,892,729	£24,892,729
60% LAR - 40% CR	40%	£19,892,729	£19,892,729	£21,892,729	£21,892,729	£22,892,729	£23,892,729	£24,892,729
60% LAR - 40% CR	45%	£19,892,729	£19,892,729	£21,892,729	£21,892,729	£22,892,729	£23,892,729	£24,892,729
60% LAR - 40% CR	50%	£19,892,729	£19,892,729	£21,892,729	£21,892,729	£22,892,729	£23,892,729	£24,892,729

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £119.90 per pitch per week		Value Area	Zone C - £1,100 paf					
No Units	116	Sales value inflation	Base					
Site Area	1.66 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR: CR					
	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£118,190,417	£18,560,102	£8,796,537	£8,684,684	£3,439,049	£4,905,342	£4,053,126
60% LAR - 40% CR	5%	£19,326,666	£7,620,017	£5,712,644	£5,710,865	£3,349,176	£3,349,176	£2,590,456
60% LAR - 40% CR	10%	£14,461,678	£5,485,926	£3,735,848	£3,634,354	£3,380,618	£3,380,618	£1,012,411
60% LAR - 40% CR	15%	£12,565,560	£3,930,842	£2,386,609	£2,285,448	£1,832,545	£1,832,545	£858,934
60% LAR - 40% CR	20%	£10,669,498	£2,364,177	£525,955	£524,207	£272,052	£1,284,414	£2,130,749
60% LAR - 40% CR	25%	£8,763,637	£765,747	£902,221	£1,968,889	£1,338,093	£2,267,261	£3,742,244
60% LAR - 40% CR	30%	£8,837,069	£9,616,568	£2,587,713	£2,701,141	£2,969,099	£4,511,117	£5,373,019
60% LAR - 40% CR	35%	£4,867,048	£2,464,882	£4,244,524	£4,247,731	£4,605,747	£5,193,852	£7,013,910
60% LAR - 40% CR	40%	£2,806,086	£4,727,154	£5,803,538	£5,806,545	£6,954,987	£7,869,339	£8,667,812
60% LAR - 40% CR	45%	£954,889	£5,800,984	£7,574,606	£7,677,463	£7,934,663	£9,477,450	£10,334,567
60% LAR - 40% CR	50%	£1,043,652	£7,486,256	£9,257,634	£9,360,360	£9,617,175	£11,103,059	£12,014,105
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£95,228,354	£34,525,943	£30,262,245	£30,384,155	£36,638,802	£36,638,802	£36,638,802
60% LAR - 40% CR	5%	£47,103,262	£36,088,024	£37,819,112	£38,174,342	£49,866,901	£49,866,901	£49,866,901
60% LAR - 40% CR	10%	£38,889,370	£37,624,018	£39,369,351	£39,469,512	£58,722,415	£58,722,415	£58,722,415
60% LAR - 40% CR	15%	£38,199,265	£39,198,226	£39,198,226	£39,198,226	£69,202,898	£69,202,898	£69,202,898
60% LAR - 40% CR	20%	£32,784,453	£30,769,213	£32,518,181	£32,521,889	£69,881,063	£69,881,063	£69,881,063
60% LAR - 40% CR	25%	£30,312,781	£30,312,781	£30,312,781	£30,312,781	£69,881,063	£69,881,063	£69,881,063
60% LAR - 40% CR	30%	£30,312,781	£30,312,781	£30,312,781	£30,312,781	£69,881,063	£69,881,063	£69,881,063
60% LAR - 40% CR	35%	£30,312,781	£30,312,781	£30,312,781	£30,312,781	£69,881,063	£69,881,063	£69,881,063
60% LAR - 40% CR	40%	£30,312,781	£30,312,781	£30,312,781	£30,312,781	£69,881,063	£69,881,063	£69,881,063
60% LAR - 40% CR	45%	£30,312,781	£30,312,781	£30,312,781	£30,312,781	£69,881,063	£69,881,063	£69,881,063
60% LAR - 40% CR	50%	£30,312,781	£30,312,781	£30,312,781	£30,312,781	£69,881,063	£69,881,063	£69,881,063
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£97,186,000						
	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£43,148,784	£32,444,423	£34,300,776	£34,302,835	£54,567,242	£54,567,242	£54,567,242
60% LAR - 40% CR	5%	£47,103,262	£36,088,024	£37,819,112	£38,174,342	£49,866,901	£49,866,901	£49,866,901
60% LAR - 40% CR	10%	£38,889,370	£37,624,018	£39,369,351	£39,469,512	£58,722,415	£58,722,415	£58,722,415
60% LAR - 40% CR	15%	£38,199,265	£39,198,226	£39,198,226	£39,198,226	£69,202,898	£69,202,898	£69,202,898
60% LAR - 40% CR	20%	£32,784,453	£30,769,213	£32,518,181	£32,521,889	£69,881,063	£69,881,063	£69,881,063
60% LAR - 40% CR	25%	£30,312,781	£30,312,781	£30,312,781	£30,312,781	£69,881,063	£69,881,063	£69,881,063
60% LAR - 40% CR	30%	£30,312,781	£30,312,781	£30,312,781	£30,312,781	£69,881,063	£69,881,063	£69,881,063
60% LAR - 40% CR	35%	£30,312,781	£30,312,781	£30,312,781	£30,312,781	£69,881,063	£69,881,063	£69,881,063
60% LAR - 40% CR	40%	£30,312,781	£30,312,781	£30,312,781	£30,312,781	£69,881,063	£69,881,063	£69,881,063
60% LAR - 40% CR	45%	£30,312,781	£30,312,781	£30,312,781	£30,312,781	£69,881,063	£69,881,063	£69,881,063
60% LAR - 40% CR	50%	£30,312,781	£30,312,781	£30,312,781	£30,312,781	£69,881,063	£69,881,063	£69,881,063
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£40,429,000						
	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£25,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	5%	£25,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	10%	£25,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	15%	£25,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	20%	£25,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	25%	£25,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	30%	£25,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	35%	£25,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	40%	£25,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	45%	£25,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	50%	£25,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£20,691,000						
	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£15,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	5%	£15,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	10%	£15,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	15%	£15,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	20%	£15,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	25%	£15,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	30%	£15,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	35%	£15,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	40%	£15,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	45%	£15,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991
60% LAR - 40% CR	50%	£15,244,621	£12,364,666	£14,526,763	£14,526,763	£14,568,991	£14,568,991	£14,568,991

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £119.90 per pitch per week		Value Area		Zone C - £1,300 paf							
No Units Site Area		Sales value inflation Build cost inflation		Base Base							
116 1.64 Ha		Tenure		LAR, CIR							
Residual land values:											
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure		% AH									
60% LAR - 40% CIR		0%		£18,072,662		£16,835,996		£16,835,996		£16,835,996	
60% LAR - 40% CIR		5%		£18,651,799		£17,414,811		£17,414,811		£17,414,811	
60% LAR - 40% CIR		10%		£19,230,936		£18,000,000		£18,000,000		£18,000,000	
60% LAR - 40% CIR		15%		£19,810,073		£18,589,176		£18,589,176		£18,589,176	
60% LAR - 40% CIR		20%		£20,389,210		£19,178,351		£19,178,351		£19,178,351	
60% LAR - 40% CIR		25%		£20,968,347		£19,767,526		£19,767,526		£19,767,526	
60% LAR - 40% CIR		30%		£21,547,484		£20,356,701		£20,356,701		£20,356,701	
60% LAR - 40% CIR		35%		£22,126,621		£20,945,876		£20,945,876		£20,945,876	
60% LAR - 40% CIR		40%		£22,705,758		£21,535,051		£21,535,051		£21,535,051	
60% LAR - 40% CIR		45%		£23,284,895		£22,124,226		£22,124,226		£22,124,226	
60% LAR - 40% CIR		50%		£23,864,032		£22,713,401		£22,713,401		£22,713,401	
Residual Land values compared to benchmark land values		Higher Value Secondary Offices									
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LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £119.90 per pitch per week		Value Area		Zone C - £1,500 paf	
No Units		116		Sales value inflation	
Site Area		1.66 Ha		Base Build cost inflation	
				Tenure	
				LAR: CR	
Residual land values:					
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	

LB Camden
Local Plan Viability Testing 2025

Reel 13 T3 - 116 Flats & 4 Pitches at a rent of £119.90 per pitch per week
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No Units	116
Site Area	5.86 Ha

Residual land values:

Value Area	Zone C - £1,700 paf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR: CR

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£48,214.95	£38,759.40	£37,048.93	£36,340.63	£36,701.628	£35,213.573	£34,386.076
60% LAR - 40% CR	5%	£44,862.795	£35,749.754	£34,045.796	£33,340.676	£33,699.506	£32,177.626	£31,346.087
60% LAR - 40% CR	10%	£41,500.381	£32,729.458	£31,030.588	£30,332.121	£30,685.954	£29,160.124	£28,329.047
60% LAR - 40% CR	15%	£38,137.925	£29,699.623	£27,984.462	£27,285.012	£27,641.809	£26,112.296	£25,283.960
60% LAR - 40% CR	20%	£34,774.829	£26,669.606	£24,953.631	£24,258.288	£24,587.934	£23,007.851	£22,209.949
60% LAR - 40% CR	25%	£31,411.733	£23,639.589	£21,944.606	£21,253.553	£21,557.849	£20,017.750	£19,205.140
60% LAR - 40% CR	30%	£28,048.638	£20,609.572	£18,781.695	£18,082.861	£18,435.776	£16,953.270	£16,129.656
60% LAR - 40% CR	35%	£24,685.542	£17,579.555	£15,667.613	£15,066.290	£15,341.852	£13,962.463	£13,140.022
60% LAR - 40% CR	40%	£21,322.446	£14,549.538	£12,552.618	£12,000.678	£12,236.133	£10,939.659	£10,109.163
60% LAR - 40% CR	45%	£17,959.350	£11,519.521	£9,442.807	£8,904.518	£9,118.797	£7,852.136	£7,000.859
60% LAR - 40% CR	50%	£14,596.254	£8,489.504	£6,314.301	£5,781.640	£5,960.487	£4,470.270	£3,640.081

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 and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£56,692.165	£46,808.202	£47,303.342	£47,807.884	£47,885.034	£46,937.236	£45,709.873
60% LAR - 40% CR	5%	£49,664.078	£40,008.000	£40,503.142	£41,007.684	£41,080.808	£40,162.896	£38,935.533
60% LAR - 40% CR	10%	£42,635.991	£33,207.812	£33,702.952	£34,207.494	£34,280.618	£33,362.706	£32,135.343
60% LAR - 40% CR	15%	£35,607.904	£26,407.624	£26,902.764	£27,407.306	£27,480.430	£26,562.518	£25,335.155
60% LAR - 40% CR	20%	£28,579.817	£19,607.436	£20,102.576	£20,607.118	£20,680.242	£19,762.330	£18,534.967
60% LAR - 40% CR	25%	£21,551.730	£12,807.248	£13,302.388	£13,806.930	£13,880.054	£12,962.142	£11,734.779
60% LAR - 40% CR	30%	£14,523.643	£6,007.060	£6,502.200	£7,006.742	£7,080.866	£6,162.954	£4,935.591
60% LAR - 40% CR	35%	£7,495.556	£-1,803.128	£-1,298.268	£-702.810	£-628.686	£-510.774	£-282.411
60% LAR - 40% CR	40%	£4,467.469	£-4,803.316	£-4,298.456	£-3,792.998	£-3,048.874	£-2,130.962	£-1,302.599
60% LAR - 40% CR	45%	£1,439.382	£-7,803.504	£-7,298.644	£-6,793.186	£-6,049.062	£-5,131.150	£-4,302.787
60% LAR - 40% CR	50%	£-1,592.297	£-10,803.692	£-10,298.832	£-9,793.374	£-9,049.250	£-8,131.338	£-7,302.975

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 and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£14,910.641	£23,723.086	£24,427.644	£25,132.202	£25,773.734	£27,259.815	£28,086.163
60% LAR - 40% CR	5%	£16,440.078	£25,252.523	£25,957.081	£26,661.639	£27,303.171	£28,789.252	£29,615.600
60% LAR - 40% CR	10%	£17,969.515	£26,781.960	£27,486.518	£28,191.076	£28,832.608	£30,318.683	£31,145.031
60% LAR - 40% CR	15%	£19,498.952	£28,311.397	£29,016.955	£29,721.513	£30,363.045	£31,848.758	£32,674.106
60% LAR - 40% CR	20%	£21,028.389	£29,840.834	£30,546.412	£31,251.071	£31,892.603	£33,378.271	£34,203.519
60% LAR - 40% CR	25%	£22,557.826	£31,370.271	£32,076.850	£32,780.629	£33,422.151	£34,907.838	£35,732.966
60% LAR - 40% CR	30%	£24,087.263	£32,900.708	£33,606.288	£34,310.167	£34,951.699	£36,437.405	£37,263.414
60% LAR - 40% CR	35%	£25,616.700	£34,430.145	£35,135.725	£35,839.665	£36,481.231	£37,966.972	£38,788.981
60% LAR - 40% CR	40%	£27,146.137	£35,959.582	£36,665.162	£37,369.102	£38,010.668	£39,496.539	£40,313.540
60% LAR - 40% CR	45%	£28,675.574	£37,489.019	£38,194.599	£38,898.539	£39,540.105	£41,026.106	£41,844.109
60% LAR - 40% CR	50%	£30,205.011	£39,018.456	£39,724.038	£40,428.076	£41,069.542	£42,555.677	£43,374.672

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 and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£5,777.362	£3,277.386	£3,961.004	£3,961.004	£3,961.004	£3,961.004	£3,961.004
60% LAR - 40% CR	5%	£5,777.362	£3,277.386	£3,961.004	£3,961.004	£3,961.004	£3,961.004	£3,961.004
60% LAR - 40% CR	10%	£5,777.362	£3,277.386	£3,961.004	£3,961.004	£3,961.004	£3,961.004	£3,961.004
60% LAR - 40% CR	15%	£5,777.362	£3,277.386	£3,961.004	£3,961.004	£3,961.004	£3,961.004	£3,961.004
60% LAR - 40% CR	20%	£5,777.362	£3,277.386	£3,961.004	£3,961.004	£3,961.004	£3,961.004	£3,961.004
60% LAR - 40% CR	25%	£5,777.362	£3,277.386	£3,961.004	£3,961.004	£3,961.004	£3,961.004	£3,961.004
60% LAR - 40% CR	30%	£5,777.362	£3,277.386	£3,961.004	£3,961.004	£3,961.004	£3,961.004	£3,961.004
60% LAR - 40% CR	35%	£5,777.362	£3,277.386	£3,961.004	£3,961.004	£3,961.004	£3,961.004	£3,961.004
60% LAR - 40% CR	40%	£5,777.362	£3,277.386	£3,961.004	£3,961.004	£3,961.004	£3,961.004	£3,961.004
60% LAR - 40% CR	45%	£5,777.362	£3,277.386	£3,961.004	£3,961.004	£3,961.004	£3,961.004	£3,961.004
60% LAR - 40% CR	50%	£5,777.362	£3,277.386	£3,961.004	£3,961.004	£3,961.004	£3,961.004	£3,961.004

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 and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£26,789.122	£17,334.362	£15,023.767	£15,024.585	£15,276.585	£15,768.535	£17,961.838
60% LAR - 40% CR	5%	£24,407.755	£14,334.114	£12,023.756	£12,024.586	£12,276.586	£12,768.536	£14,961.838
60% LAR - 40% CR	10%	£22,026.381	£11,333.866	£9,023.767	£9,024.585	£9,276.585	£9,768.535	£11,961.838
60% LAR - 40% CR	15%	£19,644.996	£8,333.618	£6,023.767	£6,024.585	£6,276.585	£6,768.535	£8,961.838
60% LAR - 40% CR	20%	£17,263.621	£5,333.370	£3,023.767	£3,024.585	£3,276.585	£3,768.535	£5,961.838
60% LAR - 40% CR	25%	£14,882.246	£2,333.122	£1,023.767	£1,024.585	£1,276.585	£1,768.535	£3,961.838
60% LAR - 40% CR	30%	£12,500.871	£-767.126	£-202.767	£-203.585	£42.585	£568.535	£1,761.838
60% LAR - 40% CR	35%	£10,119.496	£-1,767.378	£-602.767	£-603.585	£-352.585	£168.535	£-28.162
60% LAR - 40% CR	40%	£7,738.121	£-2,767.630	£-1,002.767	£-1,003.585	£-752.585	£-232.535	£-328.162
60% LAR - 40% CR	45%	£5,356.746	£-3,767.882	£-1,402.767	£-1,403.585	£-1,152.585	£-332.535	£-528.162
60% LAR - 40% CR	50%	£2,975.371	£-4,768.134	£-1,802.767	£-1,803.585	£-1,552.585	£-532.535	£-728.162

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £119.90 per pitch per week		Value Area		Zone C - £1,900 paf				
No Units	116	Sales value inflation		Base				
Site Area	1.66 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR: CIR				
Tenure	% AH	Base Build Costs, Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	155,705,009	148,250,250	144,539,084	144,480,480	144,162,273	142,704,421	141,877,727
60% LAR - 40% CIR	5%	151,976,100	142,966,099	141,162,102	141,162,262	140,910,261	139,133,940	138,154,430
60% LAR - 40% CIR	10%	148,242,145	139,470,221	137,772,350	137,673,884	137,497,717	135,950,715	135,130,159
60% LAR - 40% CIR	15%	144,494,245	136,192,843	134,370,548	134,272,454	134,057,586	132,544,686	131,277,037
60% LAR - 40% CIR	20%	140,735,506	132,944,037	130,958,808	130,858,656	130,614,334	129,148,561	127,818,709
60% LAR - 40% CIR	25%	136,969,034	129,713,913	127,517,442	127,413,657	127,168,562	125,702,463	124,418,853
60% LAR - 40% CIR	30%	133,185,931	126,522,580	124,074,360	123,975,536	123,728,441	122,245,536	121,022,321
60% LAR - 40% CIR	35%	129,395,362	123,362,234	120,601,631	120,503,007	120,256,490	118,777,100	117,595,240
60% LAR - 40% CIR	40%	125,594,252	120,234,229	117,117,648	117,018,806	116,772,333	115,260,079	114,075,234
60% LAR - 40% CIR	45%	121,782,885	117,143,180	113,661,329	113,563,040	113,317,330	111,802,594	110,589,525
60% LAR - 40% CIR	50%	117,961,405	113,808,697	110,113,889	110,015,867	109,770,418	108,260,586	107,061,259
Residual Land values compared to benchmark land values		£97,649,000						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	148,572,860	136,569,891	130,392,858	130,441,679	129,728,729	128,222,056	126,934,530
60% LAR - 40% CIR	5%	153,112,815	142,259,728	135,366,810	135,387,076	134,577,241	132,955,245	131,425,801
60% LAR - 40% CIR	10%	152,106,719	140,106,117	133,184,411	133,281,255	132,462,914	130,840,914	129,311,628
60% LAR - 40% CIR	15%	150,813,454	138,910,393	131,908,154	131,988,008	131,040,633	129,438,399	127,918,219
60% LAR - 40% CIR	20%	149,205,908	137,441,487	130,467,118	130,541,303	129,594,388	127,947,497	126,427,507
60% LAR - 40% CIR	25%	147,389,032	135,732,360	128,480,609	128,557,490	127,597,623	125,930,734	124,412,293
60% LAR - 40% CIR	30%	145,369,258	133,782,213	126,270,713	126,334,104	125,367,257	123,694,361	122,275,226
60% LAR - 40% CIR	35%	143,173,268	131,568,368	123,858,583	123,916,368	122,937,466	121,260,570	119,841,635
60% LAR - 40% CIR	40%	140,840,911	129,440,911	121,440,911	121,536,133	120,546,543	118,869,581	117,494,531
Residual Land values compared to benchmark land values		£97,196,000						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	27,494,340	27,494,340	27,494,340	27,494,340	27,494,340	27,494,340	27,494,340
60% LAR - 40% CIR	5%	33,400,419	33,400,419	33,400,419	33,400,419	33,400,419	33,400,419	33,400,419
60% LAR - 40% CIR	10%	29,478,156	29,478,156	29,478,156	29,478,156	29,478,156	29,478,156	29,478,156
60% LAR - 40% CIR	15%	25,555,893	25,555,893	25,555,893	25,555,893	25,555,893	25,555,893	25,555,893
60% LAR - 40% CIR	20%	21,633,630	21,633,630	21,633,630	21,633,630	21,633,630	21,633,630	21,633,630
60% LAR - 40% CIR	25%	17,711,367	17,711,367	17,711,367	17,711,367	17,711,367	17,711,367	17,711,367
60% LAR - 40% CIR	30%	13,789,104	13,789,104	13,789,104	13,789,104	13,789,104	13,789,104	13,789,104
60% LAR - 40% CIR	35%	9,866,841	9,866,841	9,866,841	9,866,841	9,866,841	9,866,841	9,866,841
60% LAR - 40% CIR	40%	5,944,578	5,944,578	5,944,578	5,944,578	5,944,578	5,944,578	5,944,578
60% LAR - 40% CIR	45%	2,022,315	2,022,315	2,022,315	2,022,315	2,022,315	2,022,315	2,022,315
60% LAR - 40% CIR	50%	-1,899,948	-1,899,948	-1,899,948	-1,899,948	-1,899,948	-1,899,948	-1,899,948
Residual Land values compared to benchmark land values		£45,429,000						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	13,199,999	13,199,999	13,199,999	13,199,999	13,199,999	13,199,999	13,199,999
60% LAR - 40% CIR	5%	15,442,248	15,442,248	15,442,248	15,442,248	15,442,248	15,442,248	15,442,248
60% LAR - 40% CIR	10%	13,199,999	13,199,999	13,199,999	13,199,999	13,199,999	13,199,999	13,199,999
60% LAR - 40% CIR	15%	10,947,248	10,947,248	10,947,248	10,947,248	10,947,248	10,947,248	10,947,248
60% LAR - 40% CIR	20%	8,694,548	8,694,548	8,694,548	8,694,548	8,694,548	8,694,548	8,694,548
60% LAR - 40% CIR	25%	6,441,848	6,441,848	6,441,848	6,441,848	6,441,848	6,441,848	6,441,848
60% LAR - 40% CIR	30%	4,189,148	4,189,148	4,189,148	4,189,148	4,189,148	4,189,148	4,189,148
60% LAR - 40% CIR	35%	1,936,448	1,936,448	1,936,448	1,936,448	1,936,448	1,936,448	1,936,448
60% LAR - 40% CIR	40%	-3,316,248	-3,316,248	-3,316,248	-3,316,248	-3,316,248	-3,316,248	-3,316,248
60% LAR - 40% CIR	45%	-5,568,948	-5,568,948	-5,568,948	-5,568,948	-5,568,948	-5,568,948	-5,568,948
60% LAR - 40% CIR	50%	-7,821,648	-7,821,648	-7,821,648	-7,821,648	-7,821,648	-7,821,648	-7,821,648
Residual Land values compared to benchmark land values		£20,601,000						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	134,279,969	134,279,969	134,279,969	134,279,969	134,279,969	134,279,969	134,279,969
60% LAR - 40% CIR	5%	130,154,000	130,154,000	130,154,000	130,154,000	130,154,000	130,154,000	130,154,000
60% LAR - 40% CIR	10%	126,028,031	126,028,031	126,028,031	126,028,031	126,028,031	126,028,031	126,028,031
60% LAR - 40% CIR	15%	121,902,062	121,902,062	121,902,062	121,902,062	121,902,062	121,902,062	121,902,062
60% LAR - 40% CIR	20%	117,776,093	117,776,093	117,776,093	117,776,093	117,776,093	117,776,093	117,776,093
60% LAR - 40% CIR	25%	113,650,124	113,650,124	113,650,124	113,650,124	113,650,124	113,650,124	113,650,124
60% LAR - 40% CIR	30%	109,524,155	109,524,155	109,524,155	109,524,155	109,524,155	109,524,155	109,524,155
60% LAR - 40% CIR	35%	105,398,186	105,398,186	105,398,186	105,398,186	105,398,186	105,398,186	105,398,186
60% LAR - 40% CIR	40%	101,272,217	101,272,217	101,272,217	101,272,217	101,272,217	101,272,217	101,272,217
60% LAR - 40% CIR	45%	97,146,248	97,146,248	97,146,248	97,146,248	97,146,248	97,146,248	97,146,248
60% LAR - 40% CIR	50%	93,020,279	93,020,279	93,020,279	93,020,279	93,020,279	93,020,279	93,020,279
Residual Land values compared to benchmark land values		£20,601,000						

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £119.90 per pitch per week
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No Units	116
Site Area	1.66 Ha

Residual land values:

Value Area	Zone C - £2,000 paf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - CR

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	150,569,326	151,244,149	149,033,393	149,434,380	149,168,371	147,698,320	146,871,025
60% LAR - 40% CR	5%	150,708,580	147,610,363	145,906,305	145,907,485	145,901,435	144,015,134	142,254,634
60% LAR - 40% CR	10%	152,730,053	143,964,729	142,266,959	142,198,362	141,922,236	140,445,224	139,634,668
60% LAR - 40% CR	15%	148,730,059	140,207,667	138,415,361	138,217,218	138,217,180	136,769,172	135,941,851
60% LAR - 40% CR	20%	144,730,026	136,639,156	134,951,925	134,854,076	134,609,453	133,141,715	132,326,305
60% LAR - 40% CR	25%	140,717,458	132,999,337	131,276,666	131,179,981	130,928,120	129,471,256	128,651,237
60% LAR - 40% CR	30%	136,681,961	129,269,309	127,589,088	127,492,349	127,248,079	125,774,379	124,950,764
60% LAR - 40% CR	35%	132,641,336	125,566,163	123,878,042	123,779,419	123,532,861	122,053,512	121,231,852
60% LAR - 40% CR	40%	128,590,991	121,839,109	120,141,608	120,043,187	119,797,093	118,302,459	117,480,113
60% LAR - 40% CR	45%	124,529,529	118,089,428	116,393,077	116,295,389	116,049,698	114,575,343	113,756,273
60% LAR - 40% CR	50%	120,458,254	114,327,013	112,634,307	112,536,143	112,290,735	110,815,285	110,000,257

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	150,569,326	151,244,149	149,033,393	149,434,380	149,168,371	147,698,320	146,871,025
60% LAR - 40% CR	5%	144,495,393	133,844,887	133,844,887	130,747,475	130,944,925	127,438,358	126,359,126
60% LAR - 40% CR	10%	144,475,207	127,596,231	126,988,079	126,988,079	126,988,079	123,481,546	122,302,602
60% LAR - 40% CR	15%	132,813,951	121,247,303	120,509,089	120,507,742	120,383,100	116,756,249	115,623,109
60% LAR - 40% CR	20%	124,424,134	110,803,804	109,803,804	109,803,804	109,803,804	106,186,957	105,053,817
60% LAR - 40% CR	25%	119,843,362	106,269,853	105,279,284	105,279,284	105,279,284	101,662,436	100,529,296
60% LAR - 40% CR	30%	115,262,496	101,731,296	100,740,727	100,740,727	100,740,727	97,125,881	95,992,741
60% LAR - 40% CR	35%	109,613,534	96,188,777	95,198,108	95,198,108	95,198,108	91,583,262	90,450,122
60% LAR - 40% CR	40%	103,964,572	90,643,817	89,653,248	89,653,248	89,653,248	86,038,402	84,905,262
60% LAR - 40% CR	45%	97,315,431	85,098,852	84,108,283	84,108,283	84,108,283	80,493,437	79,360,297
60% LAR - 40% CR	50%	90,666,390	79,553,891	78,563,322	78,563,322	78,563,322	74,948,476	73,815,336

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	150,569,326	151,244,149	149,033,393	149,434,380	149,168,371	147,698,320	146,871,025
60% LAR - 40% CR	5%	142,764,960	131,863,177	131,863,177	128,765,765	128,963,215	125,456,648	124,274,888
60% LAR - 40% CR	10%	134,734,381	119,185,783	119,185,783	116,088,381	116,285,831	112,779,264	111,597,504
60% LAR - 40% CR	15%	126,703,802	111,496,395	111,496,395	108,398,993	108,596,443	105,090,876	103,909,116
60% LAR - 40% CR	20%	118,673,223	103,807,007	103,807,007	100,709,605	100,907,055	97,401,488	96,219,728
60% LAR - 40% CR	25%	110,642,644	96,117,619	96,117,619	93,020,217	93,217,667	89,712,100	88,530,340
60% LAR - 40% CR	30%	102,612,065	88,428,231	88,428,231	85,330,829	85,528,279	82,022,712	80,840,952
60% LAR - 40% CR	35%	94,581,486	80,738,843	80,738,843	77,641,441	77,838,891	74,333,324	73,151,564
60% LAR - 40% CR	40%	86,550,907	73,049,455	73,049,455	70,044,039	70,241,489	66,735,922	65,554,162
60% LAR - 40% CR	45%	78,520,328	65,360,067	65,360,067	62,438,623	62,636,073	59,330,506	58,148,746
60% LAR - 40% CR	50%	70,489,749	57,670,679	57,670,679	54,758,265	54,955,715	51,650,148	50,468,388

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	150,569,326	151,244,149	149,033,393	149,434,380	149,168,371	147,698,320	146,871,025
60% LAR - 40% CR	5%	138,539,520	128,072,449	128,072,449	124,975,047	125,172,497	121,665,930	120,484,170
60% LAR - 40% CR	10%	130,509,043	116,042,061	116,042,061	112,944,659	113,142,109	109,635,542	108,453,782
60% LAR - 40% CR	15%	122,478,566	104,011,673	104,011,673	100,914,271	101,111,721	97,605,154	96,423,394
60% LAR - 40% CR	20%	114,448,089	95,981,285	95,981,285	92,883,883	93,081,333	89,574,766	88,393,006
60% LAR - 40% CR	25%	106,417,612	87,950,897	87,950,897	84,853,495	85,050,945	81,544,378	80,362,618
60% LAR - 40% CR	30%	98,387,135	79,920,509	79,920,509	76,823,107	77,020,557	73,513,990	72,332,230
60% LAR - 40% CR	35%	90,356,658	71,890,121	71,890,121	68,795,705	68,993,155	65,486,588	64,304,828
60% LAR - 40% CR	40%	82,326,181	63,859,733	63,859,733	60,810,307	61,007,757	57,501,121	56,319,361
60% LAR - 40% CR	45%	74,295,704	55,829,345	55,829,345	52,780,901	52,978,351	49,471,784	48,289,924
60% LAR - 40% CR	50%	66,265,227	47,798,957	47,798,957	44,741,507	44,938,957	41,432,318	40,250,558

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	150,569,326	151,244,149	149,033,393	149,434,380	149,168,371	147,698,320	146,871,025
60% LAR - 40% CR	5%	136,083,540	126,186,223	126,186,223	123,088,821	123,286,271	119,780,704	118,598,944
60% LAR - 40% CR	10%	121,511,613	112,239,689	112,239,689	109,142,287	109,339,737	105,834,170	104,652,410
60% LAR - 40% CR	15%	107,939,686	98,007,763	98,007,763	94,910,361	95,107,811	91,602,244	90,420,484
60% LAR - 40% CR	20%	94,367,759	84,775,836	84,775,836	81,678,435	81,875,885	78,370,318	77,188,558
60% LAR - 40% CR	25%	80,795,832	71,543,903	71,543,903	68,456,501	68,653,951	65,148,384	63,966,624
60% LAR - 40% CR	30%	67,223,905	58,311,970	58,311,970	55,219,099	55,416,549	51,911,982	50,730,222
60% LAR - 40% CR	35%	53,651,978	45,080,037	45,080,037	42,026,167	42,223,617	38,718,050	37,536,290
60% LAR - 40% CR	40%	40,079,051	31,848,104	31,848,104	29,032,235	29,229,685	25,924,118	24,742,358
60% LAR - 40% CR	45%	26,507,124	18,616,171	18,616,171	15,817,303	16,014,753	12,709,186	11,527,426
60% LAR - 40% CR	50%	12,935,197	5,384,238	5,384,238	2,569,367	2,766,817	-444,240	-246,690

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £119.90 per pitch per week
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No Units	116
Site Area	1.66 Ha

Residual land values:

Value Area	Zone C - RP Periphery £2,290 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - GR

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	173,076,772	163,728,995	162,018,330	161,919,126	161,871,118	161,830,066	159,356,371
60% LAR - 40% CR	5%	168,456,664	159,476,772	157,766,414	157,667,884	157,620,844	157,583,643	155,115,143
60% LAR - 40% CR	10%	163,903,664	155,201,001	153,503,131	153,404,604	153,358,407	153,321,496	150,860,940
60% LAR - 40% CR	15%	159,303,176	150,919,691	149,227,386	149,129,252	149,083,194	149,047,146	146,585,886
60% LAR - 40% CR	20%	154,687,422	146,626,952	144,939,722	144,841,872	144,797,249	144,761,512	142,314,102
60% LAR - 40% CR	25%	150,063,364	142,322,696	140,640,255	140,542,641	140,500,680	140,464,912	138,017,713
60% LAR - 40% CR	30%	145,430,363	138,007,631	136,329,021	136,231,672	136,189,301	136,153,075	133,706,839
60% LAR - 40% CR	35%	140,796,421	133,681,267	132,006,223	131,909,062	131,866,226	131,829,113	129,389,604
60% LAR - 40% CR	40%	136,161,440	129,345,816	127,671,947	127,574,884	127,532,219	127,495,148	125,051,053
60% LAR - 40% CR	45%	131,566,140	124,960,685	123,324,548	123,226,280	123,183,539	123,146,214	120,697,145
60% LAR - 40% CR	50%	126,930,628	120,527,608	118,933,068	118,835,834	118,793,127	118,755,077	116,301,046

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	15,000,000	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999
60% LAR - 40% CR	5%	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999
60% LAR - 40% CR	10%	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999
60% LAR - 40% CR	15%	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999
60% LAR - 40% CR	20%	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999
60% LAR - 40% CR	25%	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999
60% LAR - 40% CR	30%	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999
60% LAR - 40% CR	35%	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999
60% LAR - 40% CR	40%	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999
60% LAR - 40% CR	45%	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999
60% LAR - 40% CR	50%	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999	14,999,999

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	13,000,000	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999
60% LAR - 40% CR	5%	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999
60% LAR - 40% CR	10%	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999
60% LAR - 40% CR	15%	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999
60% LAR - 40% CR	20%	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999
60% LAR - 40% CR	25%	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999
60% LAR - 40% CR	30%	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999
60% LAR - 40% CR	35%	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999
60% LAR - 40% CR	40%	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999
60% LAR - 40% CR	45%	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999
60% LAR - 40% CR	50%	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999	12,999,999

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	1,000,000	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	5%	999,999	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	10%	999,999	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	15%	999,999	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	20%	999,999	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	25%	999,999	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	30%	999,999	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	35%	999,999	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	40%	999,999	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	45%	999,999	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	50%	999,999	999,999	999,999	999,999	999,999	999,999	999,999

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	1,000,000	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	5%	999,999	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	10%	999,999	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	15%	999,999	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	20%	999,999	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	25%	999,999	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	30%	999,999	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	35%	999,999	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	40%	999,999	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	45%	999,999	999,999	999,999	999,999	999,999	999,999	999,999
60% LAR - 40% CR	50%	999,999	999,999	999,999	999,999	999,999	999,999	999,999

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £119.90 per pitch per week
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No Units	116
Site Area	1.66 Ha

Residual land values:

Value Area	Zone C - RP Periphery £2,490 paf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - GR

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	183,502,729	173,680,985	172,055,266	171,808,525	171,858,914	176,170,863	169,341,188
60% LAR - 40% CR	5%	177,525,313	168,349,222	167,255,222	167,126,481	166,805,351	166,427,293	161,653,549
60% LAR - 40% CR	10%	172,837,015	164,190,018	162,492,148	162,363,681	162,147,515	160,675,513	159,849,957
60% LAR - 40% CR	15%	167,737,689	159,409,319	157,117,823	157,118,679	157,373,521	156,651,375	151,083,513
60% LAR - 40% CR	20%	162,628,186	154,817,191	152,929,959	152,832,111	152,587,488	151,119,750	150,304,340
60% LAR - 40% CR	25%	157,557,861	149,813,144	148,131,013	148,033,489	147,789,527	146,251,763	145,117,590
60% LAR - 40% CR	30%	152,377,065	144,999,090	143,320,478	143,223,130	142,979,759	141,519,534	140,708,297
60% LAR - 40% CR	35%	147,235,962	140,173,336	138,498,291	138,401,148	138,158,297	136,701,181	135,891,872
60% LAR - 40% CR	40%	142,074,118	135,338,989	133,664,605	133,567,882	133,325,297	131,870,686	131,060,899
60% LAR - 40% CR	45%	136,889,428	130,488,975	128,815,996	128,722,394	128,480,758	127,028,589	126,221,828
60% LAR - 40% CR	50%	131,694,325	125,620,985	123,963,317	123,868,620	123,624,989	122,169,710	121,361,682

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	223,629,447	212,629,730	210,269,718	210,069,595	210,069,595	210,069,595	208,351,411
60% LAR - 40% CR	5%	218,117,045	207,117,045	204,757,033	204,556,910	204,556,910	204,556,910	202,842,726
60% LAR - 40% CR	10%	212,617,551	201,617,551	199,257,539	199,057,416	199,057,416	199,057,416	197,343,232
60% LAR - 40% CR	15%	207,117,045	196,117,045	193,757,033	193,556,910	193,556,910	193,556,910	191,842,726
60% LAR - 40% CR	20%	201,617,551	190,617,551	188,257,033	188,056,910	188,056,910	188,056,910	186,342,726
60% LAR - 40% CR	25%	196,117,045	185,117,045	182,757,033	182,556,910	182,556,910	182,556,910	180,842,726
60% LAR - 40% CR	30%	190,617,551	179,617,551	177,257,033	177,056,910	177,056,910	177,056,910	175,342,726
60% LAR - 40% CR	35%	185,117,045	174,117,045	171,757,033	171,556,910	171,556,910	171,556,910	169,842,726
60% LAR - 40% CR	40%	179,617,551	168,617,551	166,257,033	166,056,910	166,056,910	166,056,910	164,342,726
60% LAR - 40% CR	45%	174,117,045	163,117,045	160,757,033	160,556,910	160,556,910	160,556,910	158,842,726
60% LAR - 40% CR	50%	168,617,551	157,617,551	155,257,033	155,056,910	155,056,910	155,056,910	153,342,726

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	118,451,873	107,451,873	105,091,861	104,891,738	104,891,738	104,891,738	103,177,554
60% LAR - 40% CR	5%	112,948,471	101,948,471	99,588,459	99,388,336	99,388,336	99,388,336	97,674,152
60% LAR - 40% CR	10%	107,445,069	96,445,069	94,085,057	93,884,934	93,884,934	93,884,934	92,170,750
60% LAR - 40% CR	15%	101,941,667	90,941,667	88,580,645	88,380,522	88,380,522	88,380,522	86,666,338
60% LAR - 40% CR	20%	96,438,265	85,438,265	83,079,233	82,879,110	82,879,110	82,879,110	81,164,926
60% LAR - 40% CR	25%	90,934,863	79,934,863	77,524,851	77,324,728	77,324,728	77,324,728	75,610,544
60% LAR - 40% CR	30%	85,431,461	74,431,461	72,024,439	71,824,316	71,824,316	71,824,316	70,110,360
60% LAR - 40% CR	35%	79,928,059	68,928,059	66,528,047	66,327,924	66,327,924	66,327,924	64,616,376
60% LAR - 40% CR	40%	74,424,657	63,424,657	61,024,645	60,824,522	60,824,522	60,824,522	59,112,392
60% LAR - 40% CR	45%	68,921,255	57,921,255	55,521,243	55,321,120	55,321,120	55,321,120	53,608,408
60% LAR - 40% CR	50%	63,417,853	52,417,853	50,017,841	49,817,718	49,817,718	49,817,718	48,103,624

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	140,985,569	131,985,569	129,625,557	129,425,434	129,425,434	129,425,434	127,711,250
60% LAR - 40% CR	5%	135,482,167	126,482,167	124,122,155	123,922,032	123,922,032	123,922,032	122,207,848
60% LAR - 40% CR	10%	129,978,765	120,978,765	118,618,753	118,418,630	118,418,630	118,418,630	116,704,446
60% LAR - 40% CR	15%	124,475,363	115,475,363	113,115,341	112,915,218	112,915,218	112,915,218	111,201,034
60% LAR - 40% CR	20%	118,971,961	109,971,961	107,611,949	107,411,826	107,411,826	107,411,826	105,697,642
60% LAR - 40% CR	25%	113,468,559	104,468,559	102,108,537	101,908,414	101,908,414	101,908,414	100,194,230
60% LAR - 40% CR	30%	107,965,157	98,965,157	96,605,145	96,405,022	96,405,022	96,405,022	94,690,838
60% LAR - 40% CR	35%	102,461,755	93,461,755	91,101,743	90,901,620	90,901,620	90,901,620	89,187,436
60% LAR - 40% CR	40%	96,958,353	87,958,353	85,598,341	85,398,218	85,398,218	85,398,218	83,684,034
60% LAR - 40% CR	45%	91,454,951	82,454,951	80,094,939	79,894,816	79,894,816	79,894,816	78,180,632
60% LAR - 40% CR	50%	85,951,549	76,951,549	74,591,537	74,391,414	74,391,414	74,391,414	72,677,230

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	181,577,889	170,577,889	168,217,877	168,017,754	168,017,754	168,017,754	166,303,570
60% LAR - 40% CR	5%	176,074,487	165,074,487	162,714,475	162,514,352	162,514,352	162,514,352	160,800,168
60% LAR - 40% CR	10%	170,571,085	159,571,085	157,211,073	157,010,950	157,010,950	157,010,950	155,296,766
60% LAR - 40% CR	15%	165,067,683	154,067,683	151,701,671	151,501,548	151,501,548	151,501,548	149,787,364
60% LAR - 40% CR	20%	159,564,281	148,564,281	146,204,269	146,004,146	146,004,146	146,004,146	144,289,962
60% LAR - 40% CR	25%	154,060,879	143,060,879	140,700,867	140,500,744	140,500,744	140,500,744	138,786,578
60% LAR - 40% CR	30%	148,557,477	137,557,477	135,197,465	135,000,342	135,000,342	135,000,342	133,286,194
60% LAR - 40% CR	35%	143,054,075	132,054,075	129,694,063	129,493,940	129,493,940	129,493,940	127,779,756
60% LAR - 40% CR	40%	137,550,673	126,550,673	124,190,661	124,000,538	124,000,538	124,000,538	122,285,362
60% LAR - 40% CR	45%	132,047,271	121,047,271	118,687,259	118,497,136	118,497,136	118,497,136	116,782,952
60% LAR - 40% CR	50%	126,543,869	115,543,869	113,183,857	113,000,734	113,000,734	113,000,734	111,286,550

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week		Value Area		Zone C - £1,050 psf			
No Units	116	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, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	5%	£11,549,684	£2,162,562	£1,436,229	£1,334,370	£1,179,723	£1,079,523
60% LAR 40% CIR	10%	£9,926,748	£1,904,663	£1,165,115	£1,062,733	£1,224,271	£1,124,271
60% LAR 40% CIR	15%	£8,302,862	£1,641,180	£2,119,847	£2,296,118	£2,456,788	£2,456,788
60% LAR 40% CIR	20%	£6,678,976	£1,376,670	£3,538,260	£3,642,219	£3,802,117	£3,802,117
60% LAR 40% CIR	25%	£5,055,090	£1,112,160	£4,957,673	£5,061,632	£5,216,050	£5,216,050
60% LAR 40% CIR	30%	£3,431,204	£847,650	£6,377,086	£6,481,045	£6,690,468	£6,690,468
60% LAR 40% CIR	35%	£1,807,318	£583,140	£7,796,499	£7,900,458	£8,109,871	£8,109,871
60% LAR 40% CIR	40%	£123,432	£26,630	£9,215,912	£9,319,871	£9,529,284	£9,529,284
60% LAR 40% CIR	45%	£1,882,555	£6,882,879	£11,456,320	£11,559,156	£11,810,298	£11,810,298
60% LAR 40% CIR	50%	£3,662,273	£10,168,871	£11,876,250	£11,978,938	£12,235,789	£12,338,674
Residual Land values compared to benchmark land values		£97,649,000					
Higher Value Secondary Offices							
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability
60% LAR 40% CIR	5%	£35,053,285	£5,952,378	£3,011,715	£2,910,255	£2,695,715	£2,594,255
60% LAR 40% CIR	10%	£31,029,212	£5,166,297	£2,512,175	£2,410,715	£2,195,175	£2,093,715
60% LAR 40% CIR	15%	£27,005,139	£4,381,216	£2,013,135	£1,911,675	£1,696,135	£1,594,675
60% LAR 40% CIR	20%	£22,981,066	£3,596,135	£1,514,095	£1,412,635	£1,197,095	£1,095,635
60% LAR 40% CIR	25%	£18,957,000	£2,811,054	£1,015,055	£1,013,595	£898,055	£896,595
60% LAR 40% CIR	30%	£14,932,927	£2,025,973	£516,015	£514,555	£400,015	£398,555
60% LAR 40% CIR	35%	£10,908,854	£1,240,892	£16,975	£16,515	£0	£0
60% LAR 40% CIR	40%	£6,884,781	£45,811	£116,975	£115,515	£0	£0
60% LAR 40% CIR	45%	£2,860,708	£1,231,792	£116,975	£115,515	£0	£0
60% LAR 40% CIR	50%	£1,836,635	£1,231,792	£116,975	£115,515	£0	£0
Residual Land values compared to benchmark land values		£87,186,000					
Medium Value Secondary Offices							
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments
60% LAR 40% CIR	5%	£47,821,748	£5,280,858	£3,037,212	£2,935,752	£2,720,212	£2,618,752
60% LAR 40% CIR	10%	£43,797,675	£4,495,777	£2,538,172	£2,436,712	£2,221,172	£2,119,712
60% LAR 40% CIR	15%	£39,773,602	£3,710,696	£2,039,132	£1,937,672	£1,722,132	£1,620,672
60% LAR 40% CIR	20%	£35,749,529	£2,925,615	£1,540,092	£1,438,632	£1,223,092	£1,121,632
60% LAR 40% CIR	25%	£31,725,456	£2,140,534	£1,041,052	£1,039,592	£823,052	£821,592
60% LAR 40% CIR	30%	£27,701,383	£1,355,453	£542,012	£540,552	£305,012	£303,552
60% LAR 40% CIR	35%	£23,677,310	£570,372	£42,972	£42,512	£0	£0
60% LAR 40% CIR	40%	£19,653,237	£1,355,453	£42,972	£42,512	£0	£0
60% LAR 40% CIR	45%	£15,629,164	£1,355,453	£42,972	£42,512	£0	£0
60% LAR 40% CIR	50%	£11,605,091	£1,355,453	£42,972	£42,512	£0	£0
Residual Land values compared to benchmark land values		£40,420,000					
Lower Value Secondary Offices / Community Space							
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments
60% LAR 40% CIR	5%	£33,841,138	£3,844,218	£1,860,372	£1,758,912	£1,543,372	£1,441,912
60% LAR 40% CIR	10%	£29,817,065	£3,059,137	£1,361,232	£1,259,772	£1,044,232	£942,772
60% LAR 40% CIR	15%	£25,793,000	£2,274,056	£862,192	£860,732	£645,192	£543,732
60% LAR 40% CIR	20%	£21,768,927	£1,488,975	£363,152	£361,692	£146,152	£44,692
60% LAR 40% CIR	25%	£17,744,854	£603,894	£1,116,112	£1,114,652	£0	£0
60% LAR 40% CIR	30%	£13,720,781	£1,488,975	£1,116,112	£1,114,652	£0	£0
60% LAR 40% CIR	35%	£9,696,708	£1,488,975	£1,116,112	£1,114,652	£0	£0
60% LAR 40% CIR	40%	£5,672,635	£1,488,975	£1,116,112	£1,114,652	£0	£0
60% LAR 40% CIR	45%	£1,648,562	£1,488,975	£1,116,112	£1,114,652	£0	£0
60% LAR 40% CIR	50%	£1,648,562	£1,488,975	£1,116,112	£1,114,652	£0	£0
Residual Land values compared to benchmark land values		£20,601,000					
Secondary Industrial/Storage/Distribution							
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments
60% LAR 40% CIR	5%	£3,873,348	£19,232,458	£20,988,812	£21,090,872	£21,345,312	£22,094,562
60% LAR 40% CIR	10%	£3,113,348	£17,232,458	£18,988,812	£19,090,872	£19,345,312	£20,094,562
60% LAR 40% CIR	15%	£2,353,348	£15,232,458	£16,988,812	£17,090,872	£17,345,312	£18,094,562
60% LAR 40% CIR	20%	£1,593,348	£13,232,458	£14,988,812	£15,090,872	£15,345,312	£16,094,562
60% LAR 40% CIR	25%	£833,348	£11,232,458	£12,988,812	£13,090,872	£13,345,312	£14,094,562
60% LAR 40% CIR	30%	£73,348	£9,232,458	£10,988,812	£11,090,872	£11,345,312	£12,094,562
60% LAR 40% CIR	35%	£1,593,348	£11,232,458	£12,988,812	£13,090,872	£13,345,312	£14,094,562
60% LAR 40% CIR	40%	£1,593,348	£11,232,458	£12,988,812	£13,090,872	£13,345,312	£14,094,562
60% LAR 40% CIR	45%	£1,593,348	£11,232,458	£12,988,812	£13,090,872	£13,345,312	£14,094,562
60% LAR 40% CIR	50%	£1,593,348	£11,232,458	£12,988,812	£13,090,872	£13,345,312	£14,094,562
Residual Land values compared to benchmark land values		£20,601,000					

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week		Value Area		Zone C - £1,150 paf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base LAR : CIR	
Residual land values:					

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week		Value Area		Zone C - £1,350 paf			
No Units Site Area		116 1.04 Ha		Sales value inflation Build cost inflation Tenure		Base Base LAR : CIR	
Residual land values:							

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week
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No Units	116
Site Area	1.04 Ha

Residual land values:

Value Area	Zone C - £1,500 paf
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£33,513,751	£26,245,292	£22,116,354	£24,591,598	£24,765,016	£22,445,320	£22,898,011
00% LAR - 40% CIR	5%	£33,513,751	£23,846,311	£20,116,354	£22,016,026	£21,765,207	£20,260,289	£19,424,223
00% LAR - 40% CIR	10%	£30,275,575	£21,435,545	£18,171,708	£19,811,789	£19,361,877	£17,862,339	£17,029,265
00% LAR - 40% CIR	15%	£27,546,455	£19,015,064	£17,264,947	£17,765,306	£16,846,204	£15,451,584	£14,621,254
00% LAR - 40% CIR	20%	£24,766,496	£16,578,980	£14,866,004	£14,766,662	£14,518,308	£13,028,175	£12,200,323
00% LAR - 40% CIR	25%	£21,965,834	£14,133,494	£12,420,059	£13,325,685	£12,078,302	£10,592,203	£9,760,610
00% LAR - 40% CIR	30%	£19,202,916	£11,676,450	£9,972,227	£9,873,353	£9,628,308	£8,124,420	£7,288,239
00% LAR - 40% CIR	35%	£16,461,356	£9,208,427	£7,489,895	£7,386,795	£7,138,447	£5,637,525	£4,803,125
00% LAR - 40% CIR	40%	£13,869,172	£6,710,588	£4,987,216	£4,882,273	£4,637,414	£3,138,259	£2,303,386
00% LAR - 40% CIR	45%	£10,736,539	£4,185,538	£2,472,824	£2,373,037	£2,123,567	£626,746	£27,948
00% LAR - 40% CIR	50%	£7,863,536	£1,665,374	£-53,912	£-155,154	£-446,109	£-1,638,092	£-2,744,135

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£58,541,206	£77,709,649	£75,435,674	£75,435,674	£75,435,674	£75,435,674	£75,435,674
00% LAR - 40% CIR	5%	£58,541,206	£77,709,649	£75,435,674	£75,435,674	£75,435,674	£75,435,674	£75,435,674
00% LAR - 40% CIR	10%	£71,279,385	£90,116,415	£88,843,192	£88,843,192	£88,843,192	£88,843,192	£88,843,192
00% LAR - 40% CIR	15%	£74,508,455	£92,541,106	£90,260,013	£90,260,013	£90,260,013	£90,260,013	£90,260,013
00% LAR - 40% CIR	20%	£76,783,284	£94,875,980	£92,589,596	£92,589,596	£92,589,596	£92,589,596	£92,589,596
00% LAR - 40% CIR	25%	£78,985,455	£97,045,146	£94,760,618	£94,760,618	£94,760,618	£94,760,618	£94,760,618
00% LAR - 40% CIR	30%	£81,202,916	£99,210,510	£96,935,733	£96,935,733	£96,935,733	£96,935,733	£96,935,733
00% LAR - 40% CIR	35%	£83,461,356	£101,385,723	£99,106,005	£99,106,005	£99,106,005	£99,106,005	£99,106,005
00% LAR - 40% CIR	40%	£85,761,356	£103,560,936	£101,281,216	£101,281,216	£101,281,216	£101,281,216	£101,281,216
00% LAR - 40% CIR	45%	£88,018,421	£105,736,149	£103,456,429	£103,456,429	£103,456,429	£103,456,429	£103,456,429
00% LAR - 40% CIR	50%	£90,260,421	£107,911,362	£105,631,642	£105,631,642	£105,631,642	£105,631,642	£105,631,642

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£58,541,206	£77,709,649	£75,435,674	£75,435,674	£75,435,674	£75,435,674	£75,435,674
00% LAR - 40% CIR	5%	£58,541,206	£77,709,649	£75,435,674	£75,435,674	£75,435,674	£75,435,674	£75,435,674
00% LAR - 40% CIR	10%	£71,279,385	£90,116,415	£88,843,192	£88,843,192	£88,843,192	£88,843,192	£88,843,192
00% LAR - 40% CIR	15%	£74,508,455	£92,541,106	£90,260,013	£90,260,013	£90,260,013	£90,260,013	£90,260,013
00% LAR - 40% CIR	20%	£76,783,284	£94,875,980	£92,589,596	£92,589,596	£92,589,596	£92,589,596	£92,589,596
00% LAR - 40% CIR	25%	£78,985,455	£97,045,146	£94,760,618	£94,760,618	£94,760,618	£94,760,618	£94,760,618
00% LAR - 40% CIR	30%	£81,202,916	£99,210,510	£96,935,733	£96,935,733	£96,935,733	£96,935,733	£96,935,733
00% LAR - 40% CIR	35%	£83,461,356	£101,385,723	£99,106,005	£99,106,005	£99,106,005	£99,106,005	£99,106,005
00% LAR - 40% CIR	40%	£85,761,356	£103,560,936	£101,281,216	£101,281,216	£101,281,216	£101,281,216	£101,281,216
00% LAR - 40% CIR	45%	£88,018,421	£105,736,149	£103,456,429	£103,456,429	£103,456,429	£103,456,429	£103,456,429
00% LAR - 40% CIR	50%	£90,260,421	£107,911,362	£105,631,642	£105,631,642	£105,631,642	£105,631,642	£105,631,642

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£3,523,044	£10,180,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448
00% LAR - 40% CIR	5%	£3,523,044	£10,180,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448
00% LAR - 40% CIR	10%	£3,523,044	£10,180,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448
00% LAR - 40% CIR	15%	£3,523,044	£10,180,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448
00% LAR - 40% CIR	20%	£3,523,044	£10,180,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448
00% LAR - 40% CIR	25%	£3,523,044	£10,180,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448
00% LAR - 40% CIR	30%	£3,523,044	£10,180,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448
00% LAR - 40% CIR	35%	£3,523,044	£10,180,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448
00% LAR - 40% CIR	40%	£3,523,044	£10,180,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448
00% LAR - 40% CIR	45%	£3,523,044	£10,180,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448
00% LAR - 40% CIR	50%	£3,523,044	£10,180,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448	£7,920,448

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£11,588,711	£2,421,271	£891,314	£891,314	£891,314	£891,314	£891,314
00% LAR - 40% CIR	5%	£11,588,711	£2,421,271	£891,314	£891,314	£891,314	£891,314	£891,314
00% LAR - 40% CIR	10%	£11,588,711	£2,421,271	£891,314	£891,314	£891,314	£891,314	£891,314
00% LAR - 40% CIR	15%	£11,588,711	£2,421,271	£891,314	£891,314	£891,314	£891,314	£891,314
00% LAR - 40% CIR	20%	£11,588,711	£2,421,271	£891,314	£891,314	£891,314	£891,314	£891,314
00% LAR - 40% CIR	25%	£11,588,711	£2,421,271	£891,314	£891,314	£891,314	£891,314	£891,314
00% LAR - 40% CIR	30%	£11,588,711	£2,421,271	£891,314	£891,314	£891,314	£891,314	£891,314
00% LAR - 40% CIR	35%	£11,588,711	£2,421,271	£891,314	£891,314	£891,314	£891,314	£891,314
00% LAR - 40% CIR	40%	£11,588,711	£2,421,271	£891,314	£891,314	£891,314	£891,314	£891,314
00% LAR - 40% CIR	45%	£11,588,711	£2,421,271	£891,314	£891,314	£891,314	£891,314	£891,314
00% LAR - 40% CIR	50%	£11,588,711	£2,421,271	£891,314	£891,314	£891,314	£891,314	£891,314

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week

Value Area
Zone C - £1,750 pafNo Units 116
Site Area 1.04 HaSales value inflation Base
Build cost inflation Base
Tenure LAR : CIR

Residual land values:

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£44,874,260	£35,761,219	£34,057,261	£33,958,442	£33,711,391	£32,220,090	£31,395,727
0% LAR - 40% CIR	5%	£41,511,847	£32,739,522	£31,042,053	£30,943,236	£30,697,419	£29,207,763	£28,370,687
0% LAR - 40% CIR	10%	£38,138,489	£29,707,087	£28,009,252	£27,909,651	£27,663,550	£26,173,939	£25,332,695
0% LAR - 40% CIR	20%	£34,754,294	£26,680,247	£24,947,271	£24,847,929	£24,599,573	£23,109,440	£22,268,590
0% LAR - 40% CIR	25%	£31,369,364	£23,654,592	£21,876,246	£21,777,173	£21,528,490	£20,038,391	£19,197,750
0% LAR - 40% CIR	30%	£27,953,803	£20,497,558	£18,793,334	£18,694,501	£18,447,417	£16,954,811	£16,114,266
0% LAR - 40% CIR	35%	£24,537,176	£17,389,256	£15,689,653	£15,590,330	£15,343,472	£13,851,123	£13,005,263
0% LAR - 40% CIR	40%	£21,119,569	£14,289,769	£12,590,318	£12,491,877	£12,244,773	£10,751,149	£9,901,684
0% LAR - 40% CIR	45%	£17,667,410	£11,189,287	£9,474,446	£9,376,159	£9,129,438	£7,634,954	£6,872,387
0% LAR - 40% CIR	50%	£14,194,527	£8,037,863	£6,326,119	£6,228,458	£5,977,395	£4,482,388	£3,651,879

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£55,359,362	£45,765,911	£43,977,689	£43,878,313	£43,631,369	£42,140,970	£41,300,233
0% LAR - 40% CIR	5%	£52,003,113	£42,815,638	£41,027,417	£40,928,041	£40,681,314	£39,190,915	£38,350,178
0% LAR - 40% CIR	10%	£48,646,864	£39,865,365	£38,077,144	£37,977,768	£37,731,041	£36,240,642	£35,400,105
0% LAR - 40% CIR	20%	£45,290,615	£36,915,092	£35,126,871	£35,027,495	£34,780,768	£33,290,369	£32,450,132
0% LAR - 40% CIR	25%	£41,934,366	£33,964,819	£32,176,598	£32,077,222	£31,830,495	£30,340,096	£29,500,159
0% LAR - 40% CIR	30%	£38,578,117	£31,014,546	£29,226,325	£29,126,949	£28,880,222	£27,389,823	£26,549,886
0% LAR - 40% CIR	35%	£35,221,868	£28,064,273	£26,276,052	£26,176,676	£25,929,949	£24,439,550	£23,599,613
0% LAR - 40% CIR	40%	£31,865,619	£25,114,000	£23,325,779	£23,226,403	£22,979,676	£21,489,277	£20,649,340
0% LAR - 40% CIR	45%	£28,509,370	£22,163,727	£20,337,506	£20,238,130	£19,991,403	£18,501,004	£17,661,167
0% LAR - 40% CIR	50%	£25,153,121	£19,213,454	£17,391,285	£17,291,909	£17,045,182	£15,554,783	£14,714,946

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£44,589,180	£35,712,221	£33,924,000	£33,824,624	£33,577,580	£32,087,181	£31,246,444
0% LAR - 40% CIR	5%	£41,232,931	£32,761,948	£30,973,727	£30,874,351	£30,627,307	£29,136,908	£28,296,171
0% LAR - 40% CIR	10%	£37,876,682	£29,811,675	£28,023,454	£27,924,078	£27,677,034	£26,186,635	£25,345,898
0% LAR - 40% CIR	20%	£34,520,433	£26,861,402	£25,073,183	£24,973,807	£24,726,763	£23,236,364	£22,395,627
0% LAR - 40% CIR	25%	£31,164,184	£23,911,129	£22,122,910	£22,023,534	£21,776,490	£20,286,091	£19,445,354
0% LAR - 40% CIR	30%	£27,807,935	£20,960,856	£19,172,637	£19,073,261	£18,826,217	£17,335,818	£16,495,081
0% LAR - 40% CIR	35%	£24,451,686	£18,010,583	£16,222,364	£16,122,988	£15,875,944	£14,385,545	£13,544,808
0% LAR - 40% CIR	40%	£21,095,437	£15,060,310	£13,272,095	£13,172,719	£12,925,675	£11,435,276	£10,594,539
0% LAR - 40% CIR	45%	£17,739,188	£12,110,037	£10,321,820	£10,222,444	£9,975,400	£8,485,001	£7,644,264
0% LAR - 40% CIR	50%	£14,382,939	£9,159,764	£7,371,545	£7,272,169	£7,025,125	£5,534,726	£4,693,989

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£28,837,430	£23,273,361	£21,485,140	£21,385,764	£21,138,820	£19,648,421	£18,807,684
0% LAR - 40% CIR	5%	£25,481,181	£20,323,088	£18,534,869	£18,435,493	£18,188,549	£16,698,150	£15,857,413
0% LAR - 40% CIR	10%	£22,124,932	£17,372,815	£15,584,970	£15,485,594	£15,238,650	£13,748,251	£12,907,514
0% LAR - 40% CIR	20%	£18,768,683	£14,422,542	£12,635,071	£12,535,695	£12,288,751	£10,798,352	£9,957,615
0% LAR - 40% CIR	25%	£15,412,434	£11,472,269	£9,683,172	£9,583,796	£9,336,852	£7,846,453	£7,005,716
0% LAR - 40% CIR	30%	£12,056,185	£8,521,996	£6,733,273	£6,633,897	£6,386,953	£4,896,554	£4,055,817
0% LAR - 40% CIR	35%	£8,700,936	£5,571,723	£3,783,370	£3,683,994	£3,437,050	£1,946,651	£1,105,914
0% LAR - 40% CIR	40%	£5,344,687	£2,621,450	£82,069	£82,069	£82,069	£82,069	£82,069
0% LAR - 40% CIR	45%	£2,000,438	£1,171,177	£1,171,177	£1,171,177	£1,171,177	£1,171,177	£1,171,177
0% LAR - 40% CIR	50%	£1,171,177	£1,171,177	£1,171,177	£1,171,177	£1,171,177	£1,171,177	£1,171,177

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£23,449,220	£14,336,179	£12,532,221	£12,432,845	£12,185,901	£10,695,502	£9,854,765
0% LAR - 40% CIR	5%	£20,092,971	£11,385,906	£9,587,947	£9,488,571	£9,241,627	£7,751,228	£6,910,491
0% LAR - 40% CIR	10%	£16,736,722	£8,435,633	£6,637,988	£6,538,612	£6,291,668	£4,801,269	£3,960,532
0% LAR - 40% CIR	20%	£13,380,473	£5,485,360	£3,688,029	£3,588,653	£3,341,709	£1,851,310	£1,010,573
0% LAR - 40% CIR	25%	£10,024,224	£2,535,087	£72,070	£72,070	£72,070	£72,070	£72,070
0% LAR - 40% CIR	30%	£6,667,975	£1,584,814	£1,584,814	£1,584,814	£1,584,814	£1,584,814	£1,584,814
0% LAR - 40% CIR	35%	£3,311,726	£63,545	£63,545	£63,545	£63,545	£63,545	£63,545
0% LAR - 40% CIR	40%	£1,955,477	£1,955,477	£1,955,477	£1,955,477	£1,955,477	£1,955,477	£1,955,477
0% LAR - 40% CIR	45%	£1,955,477	£1,955,477	£1,955,477	£1,955,477	£1,955,477	£1,955,477	£1,955,477
0% LAR - 40% CIR	50%	£1,955,477	£1,955,477	£1,955,477	£1,955,477	£1,955,477	£1,955,477	£1,955,477

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week
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No Units	116
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£10,980,319	£11,205,614	£11,445,086	£11,693,844	£11,957,308	£12,235,765	£12,529,009
00% LAR - 40% CIR	5%	£56,719,873	£47,421,728	£45,917,770	£45,818,950	£45,521,900	£44,089,599	£43,265,089
00% LAR - 40% CIR	10%	£32,748,119	£43,976,194	£42,276,324	£42,179,388	£41,933,691	£40,496,689	£39,636,133
00% LAR - 40% CIR	15%	£48,760,544	£40,119,121	£38,626,826	£38,528,683	£38,283,325	£36,811,178	£35,951,316
00% LAR - 40% CIR	20%	£44,742,091	£36,850,821	£34,963,390	£34,865,540	£34,620,917	£33,153,180	£32,337,770
00% LAR - 40% CIR	25%	£40,722,804	£33,970,802	£31,286,130	£31,188,146	£30,943,588	£29,482,921	£28,668,948
00% LAR - 40% CIR	30%	£36,693,125	£29,279,774	£27,601,163	£27,503,815	£27,260,444	£25,786,019	£24,962,405
00% LAR - 40% CIR	35%	£32,652,862	£26,577,648	£24,889,662	£24,791,559	£24,548,501	£23,065,152	£22,243,951
00% LAR - 40% CIR	40%	£28,602,067	£23,880,749	£22,193,268	£22,094,826	£21,851,722	£19,368,100	£18,547,753
00% LAR - 40% CIR	45%	£24,540,984	£18,100,188	£16,405,318	£16,307,029	£16,064,308	£14,586,983	£13,767,913
00% LAR - 40% CIR	50%	£20,469,719	£14,338,054	£12,645,946	£12,547,784	£12,304,375	£10,829,925	£10,011,897

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£12,929,719	£13,155,122	£13,403,786	£13,652,544	£13,901,302	£14,150,060	£14,400,818
00% LAR - 40% CIR	5%	£44,835,387	£33,633,232	£32,637,186	£32,538,139	£32,439,092	£30,951,000	£30,052,802
00% LAR - 40% CIR	10%	£48,808,841	£37,678,708	£35,279,638	£35,179,592	£35,079,546	£33,591,454	£32,693,256
00% LAR - 40% CIR	15%	£42,840,438	£40,123,148	£37,724,078	£37,624,032	£37,523,986	£36,035,894	£35,137,696
00% LAR - 40% CIR	20%	£38,812,383	£34,904,339	£32,917,170	£32,817,124	£32,717,078	£31,228,986	£30,330,788
00% LAR - 40% CIR	25%	£34,784,328	£30,685,528	£28,808,260	£28,708,214	£28,608,168	£27,120,076	£26,221,878
00% LAR - 40% CIR	30%	£30,756,273	£26,466,718	£24,801,352	£24,701,306	£24,601,260	£23,113,168	£22,214,970
00% LAR - 40% CIR	35%	£26,728,218	£22,247,908	£20,796,436	£20,696,390	£20,596,344	£19,108,252	£18,209,054
00% LAR - 40% CIR	40%	£22,700,163	£18,029,098	£16,781,564	£16,681,518	£16,581,472	£15,093,380	£14,194,182
00% LAR - 40% CIR	45%	£18,672,108	£13,810,288	£12,803,652	£12,703,606	£12,603,560	£11,115,468	£10,216,270
00% LAR - 40% CIR	50%	£14,644,053	£9,591,478	£8,584,842	£8,484,796	£8,384,750	£6,896,658	£6,000,460

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£12,929,719	£13,155,122	£13,403,786	£13,652,544	£13,901,302	£14,150,060	£14,400,818
00% LAR - 40% CIR	5%	£44,835,387	£33,633,232	£32,637,186	£32,538,139	£32,439,092	£30,951,000	£30,052,802
00% LAR - 40% CIR	10%	£48,808,841	£37,678,708	£35,279,638	£35,179,592	£35,079,546	£33,591,454	£32,693,256
00% LAR - 40% CIR	15%	£42,840,438	£40,123,148	£37,724,078	£37,624,032	£37,523,986	£36,035,894	£35,137,696
00% LAR - 40% CIR	20%	£38,812,383	£34,904,339	£32,917,170	£32,817,124	£32,717,078	£31,228,986	£30,330,788
00% LAR - 40% CIR	25%	£34,784,328	£30,685,528	£28,808,260	£28,708,214	£28,608,168	£27,120,076	£26,221,878
00% LAR - 40% CIR	30%	£30,756,273	£26,466,718	£24,801,352	£24,701,306	£24,601,260	£23,113,168	£22,214,970
00% LAR - 40% CIR	35%	£26,728,218	£22,247,908	£20,796,436	£20,696,390	£20,596,344	£19,108,252	£18,209,054
00% LAR - 40% CIR	40%	£22,700,163	£18,029,098	£16,781,564	£16,681,518	£16,581,472	£15,093,380	£14,194,182
00% LAR - 40% CIR	45%	£18,672,108	£13,810,288	£12,803,652	£12,703,606	£12,603,560	£11,115,468	£10,216,270
00% LAR - 40% CIR	50%	£14,644,053	£9,591,478	£8,584,842	£8,484,796	£8,384,750	£6,896,658	£6,000,460

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£14,883,073	£15,084,308	£15,285,543	£15,486,778	£15,688,013	£15,889,248	£16,090,483
00% LAR - 40% CIR	5%	£10,113,319	£11,717,879	£11,717,879	£11,717,879	£11,717,879	£11,717,879	£11,717,879
00% LAR - 40% CIR	10%	£7,755,251	£10,389,139	£10,389,139	£10,389,139	£10,389,139	£10,389,139	£10,389,139
00% LAR - 40% CIR	15%	£5,397,183	£8,021,027	£8,021,027	£8,021,027	£8,021,027	£8,021,027	£8,021,027
00% LAR - 40% CIR	20%	£3,039,115	£5,652,915	£5,652,915	£5,652,915	£5,652,915	£5,652,915	£5,652,915
00% LAR - 40% CIR	25%	£722,780,315	£3,283,588	£3,283,588	£3,283,588	£3,283,588	£3,283,588	£3,283,588
00% LAR - 40% CIR	30%	£20,820,428	£1,895,725	£1,895,725	£1,895,725	£1,895,725	£1,895,725	£1,895,725
00% LAR - 40% CIR	35%	£18,962,585	£1,692,601	£1,692,601	£1,692,601	£1,692,601	£1,692,601	£1,692,601
00% LAR - 40% CIR	40%	£17,104,743	£1,489,477	£1,489,477	£1,489,477	£1,489,477	£1,489,477	£1,489,477
00% LAR - 40% CIR	45%	£15,246,901	£1,286,353	£1,286,353	£1,286,353	£1,286,353	£1,286,353	£1,286,353
00% LAR - 40% CIR	50%	£13,389,059	£1,083,229	£1,083,229	£1,083,229	£1,083,229	£1,083,229	£1,083,229

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£35,294,833	£35,294,833	£35,294,833	£35,294,833	£35,294,833	£35,294,833	£35,294,833
00% LAR - 40% CIR	5%	£11,883,073	£15,084,308	£15,285,543	£15,486,778	£15,688,013	£15,889,248	£16,090,483
00% LAR - 40% CIR	10%	£7,755,251	£10,389,139	£10,389,139	£10,389,139	£10,389,139	£10,389,139	£10,389,139
00% LAR - 40% CIR	15%	£5,397,183	£8,021,027	£8,021,027	£8,021,027	£8,021,027	£8,021,027	£8,021,027
00% LAR - 40% CIR	20%	£3,039,115	£5,652,915	£5,652,915	£5,652,915	£5,652,915	£5,652,915	£5,652,915
00% LAR - 40% CIR	25%	£722,780,315	£3,283,588	£3,283,588	£3,283,588	£3,283,588	£3,283,588	£3,283,588
00% LAR - 40% CIR	30%	£20,820,428	£1,895,725	£1,895,725	£1,895,725	£1,895,725	£1,895,725	£1,895,725
00% LAR - 40% CIR	35%	£18,962,585	£1,692,601	£1,692,601	£1,692,601	£1,692,601	£1,692,601	£1,692,601
00% LAR - 40% CIR	40%	£17,104,743	£1,489,477	£1,489,477	£1,489,477	£1,489,477	£1,489,477	£1,489,477
00% LAR - 40% CIR	45%	£15,246,901	£1,286,353	£1,286,353	£1,286,353	£1,286,353	£1,286,353	£1,286,353
00% LAR - 40% CIR	50%	£13,389,059	£1,083,229	£1,083,229	£1,083,229	£1,083,229	£1,083,229	£1,083,229

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week		Value Area		Zone C - RP Periphery £2,280 psf				
No Units	116	Sales value inflation	Base					
Site Area	1.04 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAB : CIR					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£13,088,546	£53,740,360	£62,029,176	£61,930,591	£61,682,582	£60,194,531	£59,967,836
0% LAR - 40% CIR	5%	£68,508,947	£59,482,237	£57,778,279	£57,879,459	£57,432,409	£55,950,108	£55,125,609
0% LAR - 40% CIR	10%	£63,914,947	£55,212,466	£53,514,597	£53,416,130	£53,169,963	£51,692,962	£50,877,404
0% LAR - 40% CIR	15%	£59,512,169	£50,931,156	£49,238,860	£49,140,719	£48,895,359	£47,422,510	£46,605,351
0% LAR - 40% CIR	20%	£54,698,714	£46,838,418	£44,951,187	£44,853,338	£44,608,715	£43,140,977	£42,325,567
0% LAR - 40% CIR	25%	£50,074,696	£42,334,362	£40,051,050	£40,054,106	£40,110,145	£38,546,381	£37,731,178
0% LAR - 40% CIR	30%	£45,432,448	£38,019,097	£36,340,485	£36,243,137	£35,999,767	£34,539,541	£33,723,305
0% LAR - 40% CIR	35%	£40,757,887	£33,692,733	£32,017,466	£31,920,547	£31,677,694	£30,220,578	£29,411,985
0% LAR - 40% CIR	40%	£36,062,804	£29,365,381	£27,683,411	£27,586,450	£27,343,644	£25,889,613	£25,072,703
0% LAR - 40% CIR	45%	£31,407,605	£25,037,151	£23,336,189	£23,237,500	£22,992,179	£21,537,854	£20,726,784
0% LAR - 40% CIR	50%	£26,712,062	£20,693,446	£18,546,738	£18,448,575	£18,203,198	£17,137,716	£16,325,289

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

								£97,649,000
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£13,088,546	£13,740,392	£14,001,796	£17,139,581	£17,882,390	£18,144,531	£18,397,859
0% LAR - 40% CIR	5%	£13,048,913	£12,072,721	£11,775,081	£11,875,501	£11,628,351	£10,155,351	£9,340,351
0% LAR - 40% CIR	10%	£12,840,913	£10,342,494	£10,040,303	£10,139,803	£9,892,967	£8,419,967	£7,604,967
0% LAR - 40% CIR	15%	£12,422,137	£10,161,804	£9,859,108	£9,958,608	£9,711,768	£8,238,768	£7,423,768
0% LAR - 40% CIR	20%	£11,858,248	£10,110,542	£9,803,173	£9,902,673	£9,655,833	£8,182,833	£7,367,833
0% LAR - 40% CIR	25%	£11,168,215	£9,888,215	£9,588,215	£9,687,715	£9,440,875	£7,967,875	£7,152,875
0% LAR - 40% CIR	30%	£10,122,512	£9,155,861	£8,935,479	£9,034,979	£8,788,139	£7,315,139	£6,500,139
0% LAR - 40% CIR	35%	£9,187,527	£8,222,272	£8,001,272	£8,100,772	£7,853,932	£6,380,932	£5,565,932
0% LAR - 40% CIR	40%	£8,262,036	£7,287,073	£7,066,073	£7,165,573	£6,918,733	£5,445,733	£4,630,733
0% LAR - 40% CIR	45%	£7,347,355	£6,351,809	£6,130,809	£6,230,309	£5,983,469	£4,510,469	£3,695,469
0% LAR - 40% CIR	50%	£6,432,868	£5,416,514	£5,195,514	£5,295,014	£5,048,174	£3,575,174	£2,760,174

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

								£97,186,000
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£13,088,546	£13,740,392	£14,001,796	£17,139,581	£17,882,390	£18,144,531	£18,397,859
0% LAR - 40% CIR	5%	£13,033,507	£12,769,797	£12,466,161	£12,566,661	£12,319,811	£10,846,811	£10,031,811
0% LAR - 40% CIR	10%	£12,441,507	£12,269,974	£12,088,843	£12,189,343	£11,942,493	£10,469,493	£9,654,493
0% LAR - 40% CIR	15%	£12,022,137	£11,852,384	£11,671,253	£11,771,753	£11,524,903	£10,051,903	£9,236,903
0% LAR - 40% CIR	20%	£11,474,728	£11,833,022	£11,652,253	£11,752,753	£11,505,903	£10,032,903	£9,217,903
0% LAR - 40% CIR	25%	£10,926,754	£11,158,078	£10,976,754	£11,077,254	£10,830,403	£9,357,403	£8,542,403
0% LAR - 40% CIR	30%	£11,040,362	£11,454,343	£11,255,959	£11,356,459	£11,109,609	£9,636,609	£8,821,609
0% LAR - 40% CIR	35%	£10,105,523	£10,788,727	£10,599,853	£10,699,353	£10,452,503	£8,979,503	£8,164,503
0% LAR - 40% CIR	40%	£9,170,036	£10,118,068	£9,929,194	£10,029,694	£9,782,844	£8,309,844	£7,494,844
0% LAR - 40% CIR	45%	£8,235,835	£9,448,289	£9,259,415	£9,359,915	£9,113,065	£7,640,065	£6,825,065
0% LAR - 40% CIR	50%	£7,301,348	£8,661,584	£8,472,710	£8,573,210	£8,326,360	£6,853,360	£6,038,360

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

								£40,420,000
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£13,088,546	£13,740,392	£14,001,796	£17,139,581	£17,882,390	£18,144,531	£18,397,859
0% LAR - 40% CIR	5%	£28,470,147	£17,445,473	£17,141,479	£17,241,979	£16,995,129	£15,522,129	£14,707,129
0% LAR - 40% CIR	10%	£21,878,147	£13,178,096	£12,874,707	£12,975,207	£12,728,357	£11,255,357	£10,440,357
0% LAR - 40% CIR	15%	£18,884,147	£10,884,299	£10,580,060	£10,680,560	£10,433,710	£8,960,710	£8,145,710
0% LAR - 40% CIR	20%	£12,681,914	£10,601,618	£10,317,887	£10,418,387	£10,171,537	£8,700,537	£7,885,537
0% LAR - 40% CIR	25%	£10,778,866	£10,077,862	£9,783,866	£9,884,366	£9,637,516	£8,164,516	£7,349,516
0% LAR - 40% CIR	30%	£10,305,645	£10,077,703	£9,783,815	£9,884,315	£9,637,465	£8,164,465	£7,349,465
0% LAR - 40% CIR	35%	£10,088,991	£9,344,269	£9,049,110	£9,149,610	£8,902,760	£7,429,760	£6,614,760
0% LAR - 40% CIR	40%	£10,043,946	£10,087,419	£9,793,389	£9,893,889	£9,647,039	£8,174,039	£7,359,039
0% LAR - 40% CIR	45%	£10,029,195	£10,099,322	£9,793,613	£9,894,113	£9,647,263	£8,174,263	£7,359,263
0% LAR - 40% CIR	50%	£10,024,108	£10,097,354	£9,791,645	£9,892,145	£9,645,295	£8,172,295	£7,357,295

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£10,088,546	£10,690,752	£10,890,752	£10,890,752	£10,890,752	£10,890,752	£10,890,752
0% LAR - 40% CIR	5%	£47,081,907	£38,057,197	£36,353,239	£36,254,419	£36,007,369	£34,525,068	£33,709,568
0% LAR - 40% CIR	10%	£42,489,807	£33,187,428	£31,483,470	£31,384,650	£31,137,600	£29,655,300	£28,839,800
0% LAR - 40% CIR	15%	£37,887,129	£29,506,116	£27,812,820	£27,713,999	£27,466,949	£25,984,648	£25,169,148
0% LAR - 40% CIR	20%	£33,273,614	£25,213,237	£23,520,147	£23,421,326	£23,174,276	£21,691,975	£20,876,475
0% LAR - 40% CIR	25%	£28,659,646	£20,920,322	£19,226,650	£19,127,829	£18,880,779	£17,398,478	£16,582,978
0% LAR - 40% CIR	30%	£24,047,408	£16,594,057	£14,899,997	£14,801,176	£14,554,126	£13,071,825	£12,256,325
0% LAR - 40% CIR	35%	£19,432,847	£12,267,093	£10,572,044	£10,473,223	£10,226,173	£8,743,872	£7,928,372
0% LAR - 40% CIR	40%	£14,867,864	£7,930,341	£6,258,371	£6,159,550	£5,912,500	£4,430,200	£3,614,700
0% LAR - 40% CIR	45%	£10,250,111	£4,411,101	£2,731,101	£2,632,280	£2,385,230	£912,929	£31,101,929
0% LAR - 40% CIR	50%	£5,287,052	£1,895,054	£1,411,054	£1,312,233	£1,065,183	£458,884	£1,101,884

LB Camden
Local Plan Viability Testing 2025

Resi 13 T3 - 116 Flats & 4 Pitches at a rent of £123.50 per pitch per week

No Units 116
Site Area 1.04 Ha

Residual land values:

Value Area Zone C - RP Periphery £2,450 pcf

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£17,014,592	£13,703,387	£12,016,496	£11,815,388	£11,876,380	£10,182,366	£98,355,654
00% LAR - 40% CIR	5%	£17,538,006	£13,960,523	£12,266,686	£12,167,896	£12,220,816	£10,436,515	£94,815,015
00% LAR - 40% CIR	10%	£17,848,308	£14,201,484	£12,503,614	£12,405,147	£12,158,080	£10,681,579	£95,861,472
00% LAR - 40% CIR	15%	£17,749,232	£13,940,784	£12,774,688	£12,630,345	£12,384,987	£10,912,839	£95,084,978
00% LAR - 40% CIR	20%	£16,639,480	£14,628,656	£12,941,425	£12,843,575	£12,588,952	£11,131,215	£90,318,865
00% LAR - 40% CIR	25%	£17,418,155	£14,925,208	£14,142,538	£14,044,554	£14,300,953	£14,337,228	£14,524,026
00% LAR - 40% CIR	30%	£12,388,358	£14,010,554	£14,331,944	£14,234,596	£14,911,224	£14,530,988	£14,718,762
00% LAR - 40% CIR	35%	£17,447,126	£14,184,861	£14,508,756	£14,412,615	£14,169,192	£14,712,646	£14,834,138
00% LAR - 40% CIR	40%	£14,865,863	£13,540,058	£13,676,056	£13,536,128	£13,682,291	£13,682,291	£13,676,274
00% LAR - 40% CIR	45%	£16,500,893	£13,500,439	£13,631,060	£13,734,250	£12,482,221	£12,040,054	£12,233,294
00% LAR - 40% CIR	50%	£11,750,860	£12,642,051	£12,674,703	£12,676,094	£12,638,375	£12,171,350	£12,353,022

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£23,216,354	£17,551,637	£14,285,924	£14,186,924	£14,337,144	£14,116,445	£14,035,862
00% LAR - 40% CIR	5%	£23,736,942	£17,853,476	£14,531,446	£14,432,446	£14,582,666	£14,361,947	£14,281,358
00% LAR - 40% CIR	10%	£24,134,028	£18,134,178	£14,804,024	£14,705,024	£14,855,244	£14,634,921	£14,554,869
00% LAR - 40% CIR	15%	£19,713,440	£14,909,304	£14,871,535	£14,772,535	£14,922,755	£14,702,432	£14,622,880
00% LAR - 40% CIR	20%	£14,158,888	£14,228,021	£14,314,423	£14,215,423	£14,365,643	£14,145,320	£14,065,768
00% LAR - 40% CIR	25%	£14,158,888	£14,228,021	£14,314,423	£14,215,423	£14,365,643	£14,145,320	£14,065,768
00% LAR - 40% CIR	30%	£14,158,888	£14,228,021	£14,314,423	£14,215,423	£14,365,643	£14,145,320	£14,065,768
00% LAR - 40% CIR	35%	£14,158,888	£14,228,021	£14,314,423	£14,215,423	£14,365,643	£14,145,320	£14,065,768
00% LAR - 40% CIR	40%	£14,158,888	£14,228,021	£14,314,423	£14,215,423	£14,365,643	£14,145,320	£14,065,768
00% LAR - 40% CIR	45%	£14,158,888	£14,228,021	£14,314,423	£14,215,423	£14,365,643	£14,145,320	£14,065,768
00% LAR - 40% CIR	50%	£14,158,888	£14,228,021	£14,314,423	£14,215,423	£14,365,643	£14,145,320	£14,065,768

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£18,463,166	£14,227,167	£11,753,246	£11,654,246	£11,804,466	£11,583,166	£11,502,575
00% LAR - 40% CIR	5%	£18,983,858	£14,487,083	£12,008,162	£11,909,162	£12,059,382	£11,838,082	£11,757,491
00% LAR - 40% CIR	10%	£19,374,868	£14,728,044	£12,253,124	£12,154,124	£12,304,344	£12,083,044	£12,002,453
00% LAR - 40% CIR	15%	£19,765,878	£14,968,005	£12,498,086	£12,399,086	£12,549,306	£12,328,006	£12,247,415
00% LAR - 40% CIR	20%	£19,156,040	£14,844,784	£12,532,015	£12,433,015	£12,583,235	£12,361,935	£12,281,344
00% LAR - 40% CIR	25%	£14,158,888	£14,228,021	£14,314,423	£14,215,423	£14,365,643	£14,145,320	£14,065,768
00% LAR - 40% CIR	30%	£14,158,888	£14,228,021	£14,314,423	£14,215,423	£14,365,643	£14,145,320	£14,065,768
00% LAR - 40% CIR	35%	£14,158,888	£14,228,021	£14,314,423	£14,215,423	£14,365,643	£14,145,320	£14,065,768
00% LAR - 40% CIR	40%	£14,158,888	£14,228,021	£14,314,423	£14,215,423	£14,365,643	£14,145,320	£14,065,768
00% LAR - 40% CIR	45%	£14,158,888	£14,228,021	£14,314,423	£14,215,423	£14,365,643	£14,145,320	£14,065,768
00% LAR - 40% CIR	50%	£14,158,888	£14,228,021	£14,314,423	£14,215,423	£14,365,643	£14,145,320	£14,065,768

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	5%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	10%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	15%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	20%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	25%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	30%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	35%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	40%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	45%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	50%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	5%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	10%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	15%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	20%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	25%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	30%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	35%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	40%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	45%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026
00% LAR - 40% CIR	50%	£10,922,022	£11,854,957	£10,901,986	£10,802,986	£10,953,006	£10,753,006	£10,653,026

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £57.51 per pitch per week

No Units 546
Site Area 2.88 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,332,724	£11,963,263	£2,815,447	£2,401,355	£3,306,133	£2,888,024	£1,828,235
60% LAR - 40% CIR	5%	£32,682,815	£7,398,737	£278,072	£135,409	£1,182,258	£7,514,203	£11,049,327
60% LAR - 40% CIR	10%	£27,287,857	£2,786,229	£4,393,875	£4,805,538	£3,983,162	£12,252,267	£15,725,881
60% LAR - 40% CIR	15%	£21,848,286	£1,902,204	£9,152,415	£3,573,635	£10,620,686	£16,964,465	£20,523,152
60% LAR - 40% CIR	20%	£16,349,108	£6,722,650	£13,871,354	£14,381,267	£15,448,563	£21,835,326	£25,387,658
60% LAR - 40% CIR	25%	£10,772,721	£11,611,822	£18,805,506	£16,330,027	£20,381,325	£26,803,254	£30,362,889
60% LAR - 40% CIR	30%	£5,152,542	£16,591,710	£23,923,320	£24,352,929	£25,426,950	£31,871,079	£35,451,150
60% LAR - 40% CIR	35%	£987,790	£21,681,901	£29,081,558	£29,498,225	£30,581,823	£36,981,530	£40,953,960
60% LAR - 40% CIR	40%	£46,435,182	£26,864,281	£34,245,572	£34,677,383	£35,746,908	£42,184,069	£46,729,158
60% LAR - 40% CIR	45%	£2,113,781	£32,118,781	£39,466,846	£39,831,844	£40,981,685	£47,398,158	£51,947,354
60% LAR - 40% CIR	50%	£18,544,122	£37,408,009	£44,772,885	£45,199,373	£46,285,641	£52,663,251	£56,217,480

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,128,474	£29,256,252	£278,413,274	£275,657,192	£277,862,961	£286,117,724	£287,657,255
60% LAR - 40% CIR	5%	£24,548,305	£27,330,381	£292,850,548	£291,284,529	£292,413,376	£298,743,131	£299,278,647
60% LAR - 40% CIR	10%	£23,541,250	£2,704,861	£384,412,866	£384,412,866	£384,412,866	£392,750,254	£393,285,748
60% LAR - 40% CIR	15%	£22,380,834	£28,131,324	£420,381,335	£420,381,335	£421,893,809	£428,193,695	£430,732,272
60% LAR - 40% CIR	20%	£17,770,336	£29,740,442	£456,363,721	£456,363,721	£457,876,195	£464,176,081	£466,714,658
60% LAR - 40% CIR	25%	£12,159,338	£31,349,560	£492,346,106	£492,346,106	£493,858,580	£500,158,466	£502,697,043
60% LAR - 40% CIR	30%	£6,548,340	£32,954,678	£528,328,491	£528,328,491	£529,840,965	£536,140,851	£538,681,428
60% LAR - 40% CIR	35%	£1,937,342	£34,559,796	£564,310,876	£564,310,876	£565,823,350	£572,123,236	£574,663,813
60% LAR - 40% CIR	40%	£287,348,302	£36,164,914	£599,295,261	£599,295,261	£600,807,735	£607,107,621	£609,648,198
60% LAR - 40% CIR	45%	£13,136,862	£37,770,032	£635,279,646	£635,279,646	£636,792,120	£643,092,006	£645,632,583
60% LAR - 40% CIR	50%	£36,773,420	£39,375,150	£671,264,031	£671,264,031	£672,776,505	£679,076,391	£681,616,968

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£97,186,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£128,882,658	£162,732,397	£159,880,233	£164,834,502	£163,359,547	£167,584,384	£171,154,115
60% LAR - 40% CIR	5%	£130,012,655	£167,256,383	£164,416,608	£169,371,085	£167,896,130	£172,120,968	£175,720,699
60% LAR - 40% CIR	10%	£127,407,823	£161,939,451	£169,079,555	£169,502,308	£170,558,842	£175,888,647	£180,420,781
60% LAR - 40% CIR	15%	£114,841,354	£169,587,584	£175,868,656	£176,288,115	£177,343,599	£182,678,405	£187,210,539
60% LAR - 40% CIR	20%	£104,346,572	£171,418,130	£178,667,034	£179,086,547	£180,142,031	£185,471,837	£190,003,970
60% LAR - 40% CIR	25%	£123,022,658	£176,307,562	£183,501,136	£184,025,707	£185,081,196	£190,406,004	£195,068,070
60% LAR - 40% CIR	30%	£156,644,136	£181,247,586	£188,419,600	£188,840,609	£189,900,096	£195,225,902	£200,148,025
60% LAR - 40% CIR	35%	£189,263,449	£186,137,581	£193,737,238	£194,158,885	£195,213,373	£200,537,110	£205,259,270
60% LAR - 40% CIR	40%	£211,882,658	£191,026,861	£198,646,462	£199,067,031	£200,121,519	£205,448,646	£210,170,808
60% LAR - 40% CIR	45%	£177,112,499	£196,038,691	£204,152,126	£204,573,621	£205,628,109	£210,943,636	£215,665,784
60% LAR - 40% CIR	50%	£16,339,858	£200,108,698	£209,686,495	£210,107,002	£211,162,490	£216,478,517	£221,199,665

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£33,728,783	£109,010,893	£118,130,529	£119,545,509	£117,991,859	£123,523,893	£127,454,787
60% LAR - 40% CIR	5%	£39,171,123	£113,663,321	£120,393,475	£121,808,455	£120,254,805	£125,786,839	£129,717,733
60% LAR - 40% CIR	10%	£34,561,314	£118,111,894	£125,562,015	£126,968,235	£125,414,605	£130,938,632	£134,869,526
60% LAR - 40% CIR	15%	£29,951,505	£122,552,250	£130,380,654	£131,800,887	£130,247,257	£135,268,026	£139,198,920
60% LAR - 40% CIR	20%	£25,341,696	£126,942,462	£134,793,108	£136,208,341	£134,654,711	£139,078,254	£143,009,148
60% LAR - 40% CIR	25%	£11,725,058	£133,091,310	£140,322,920	£141,738,153	£140,184,523	£144,888,679	£148,819,573
60% LAR - 40% CIR	30%	£17,108,796	£138,017,501	£145,857,108	£147,272,341	£145,718,711	£150,413,130	£154,344,024
60% LAR - 40% CIR	35%	£122,848,782	£143,273,881	£150,859,172	£151,288,383	£152,158,509	£157,688,699	£162,138,758
60% LAR - 40% CIR	40%	£126,436,810	£148,533,861	£155,865,246	£156,293,457	£157,163,583	£162,698,773	£167,148,832
60% LAR - 40% CIR	45%	£116,855,726	£153,815,508	£160,871,320	£161,299,531	£162,169,657	£167,699,847	£172,150,906
60% LAR - 40% CIR	50%	£16,339,858	£158,886,698	£165,902,495	£166,323,702	£167,193,828	£172,724,018	£177,175,077

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,299,159	£47,367,597	£94,315,433	£94,399,922	£95,884,747	£99,219,504	£99,758,115
60% LAR - 40% CIR	5%	£21,848,286	£52,842,141	£95,862,999	£95,947,488	£97,432,313	£100,767,070	£101,305,681
60% LAR - 40% CIR	10%	£17,772,721	£57,314,753	£97,335,611	£97,420,100	£98,904,925	£102,241,682	£102,780,293
60% LAR - 40% CIR	15%	£13,697,156	£61,787,365	£98,808,223	£98,892,712	£100,377,537	£103,714,294	£104,252,905
60% LAR - 40% CIR	20%	£9,621,591	£66,259,977	£100,278,835	£100,363,324	£101,848,149	£105,186,901	£105,725,512
60% LAR - 40% CIR	25%	£5,546,026	£70,732,589	£101,749,447	£101,833,936	£103,322,761	£106,659,513	£107,200,124
60% LAR - 40% CIR	30%	£1,470,461	£75,205,201	£103,220,059	£103,304,548	£104,797,375	£108,132,125	£108,670,736
60% LAR - 40% CIR	35%	£23,881,641	£80,677,813	£104,690,671	£104,775,160	£106,267,987	£109,602,589	£110,143,199
60% LAR - 40% CIR	40%	£28,355,253	£85,150,425	£106,161,283	£106,245,772	£107,738,599	£111,077,201	£111,617,812
60% LAR - 40% CIR	45%	£32,828,865	£89,623,037	£107,631,895	£107,716,384	£109,209,211	£112,547,813	£113,088,424
60% LAR - 40% CIR	50%	£77,875,892	£94,095,649	£109,102,507	£109,187,006	£110,698,617	£114,018,425	£114,559,036

LB Camden
Local Plan Viability Testing 2025

Resit 16 T3 - 546 Flats & 4 Pitches at a rent of £57.51 per pitch per week
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No Units	546
Site Area	2.88 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£18,817,300	£22,777,813	£15,270,751	£15,351,730	£12,270,950	£18,852,366	£4,841,548
00% LAR - 40% CIR	0%	£42,824,976	£17,713,505	£10,669,089	£10,257,543	£9,226,426	£13,039,729	£4,031,366
00% LAR - 40% CIR	10%	£36,616,570	£12,807,976	£5,356,750	£5,125,821	£4,088,489	£4,206,946	£5,594,897
00% LAR - 40% CIR	15%	£30,942,072	£7,423,521	£354,024	£36	£1,095,818	£7,377,512	£10,887,682
00% LAR - 40% CIR	20%	£24,853,402	£2,169,814	£4,966,666	£5,386,581	£1,436,364	£12,735,068	£16,241,153
00% LAR - 40% CIR	25%	£18,861,000	£3,177,586	£13,389,264	£10,817,608	£11,863,857	£16,189,084	£21,728,565
00% LAR - 40% CIR	30%	£12,718,514	£3,889,144	£15,902,475	£16,325,922	£17,384,541	£23,737,685	£27,317,766
00% LAR - 40% CIR	35%	£8,514,561	£14,225,901	£21,510,430	£21,941,835	£22,430,192	£33,011,152	£38,101,152
00% LAR - 40% CIR	40%	£233,046	£19,806,087	£27,278,091	£27,705,560	£28,775,428	£35,192,588	£38,757,877
00% LAR - 40% CIR	45%	£28,206,088	£25,723,257	£31,066,924	£31,634,420	£32,661,164	£40,987,831	£44,566,700
00% LAR - 40% CIR	50%	£12,819,140	£31,600,342	£38,963,268	£39,389,806	£40,458,073	£48,853,684	£50,407,912

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£29,597,575	£25,451,367	£25,618,587	£25,527,420	£26,560,056	£27,158,251	£27,697,472
00% LAR - 40% CIR	0%	£29,454,144	£23,815,815	£23,538,131	£23,517,527	£27,762,684	£27,186,391	£27,633,206
00% LAR - 40% CIR	10%	£24,112,506	£19,601,144	£17,646,370	£17,103,369	£27,119,821	£26,008,268	£26,454,927
00% LAR - 40% CIR	15%	£20,287,048	£12,809,589	£12,817,096	£12,285,478	£26,214,938	£24,808,632	£24,819,805
00% LAR - 40% CIR	20%	£16,717,171	£7,171,717	£7,171,717	£6,717,171	£25,285,977	£23,917,414	£23,917,414
00% LAR - 40% CIR	25%	£13,589,120	£2,144,450,910	£2,144,450,910	£2,144,450,910	£24,356,916	£23,046,956	£23,046,956
00% LAR - 40% CIR	30%	£10,714,500	£2,144,450,910	£2,144,450,910	£2,144,450,910	£23,427,855	£22,117,895	£22,117,895
00% LAR - 40% CIR	35%	£7,839,914	£2,144,450,910	£2,144,450,910	£2,144,450,910	£22,498,794	£21,188,834	£21,188,834
00% LAR - 40% CIR	40%	£4,965,328	£2,144,450,910	£2,144,450,910	£2,144,450,910	£21,569,733	£20,258,773	£20,258,773
00% LAR - 40% CIR	45%	£2,090,742	£2,144,450,910	£2,144,450,910	£2,144,450,910	£20,640,672	£19,330,712	£19,330,712
00% LAR - 40% CIR	50%	£2,090,742	£2,144,450,910	£2,144,450,910	£2,144,450,910	£20,640,672	£19,330,712	£19,330,712

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£116,864,175	£141,823,867	£148,884,927	£148,380,980	£150,416,814	£159,603,685	£168,033,832
00% LAR - 40% CIR	0%	£116,864,175	£141,823,867	£148,884,927	£148,380,980	£150,416,814	£159,603,685	£168,033,832
00% LAR - 40% CIR	10%	£116,864,175	£141,823,867	£148,884,927	£148,380,980	£150,416,814	£159,603,685	£168,033,832
00% LAR - 40% CIR	15%	£116,864,175	£141,823,867	£148,884,927	£148,380,980	£150,416,814	£159,603,685	£168,033,832
00% LAR - 40% CIR	20%	£116,864,175	£141,823,867	£148,884,927	£148,380,980	£150,416,814	£159,603,685	£168,033,832
00% LAR - 40% CIR	25%	£116,864,175	£141,823,867	£148,884,927	£148,380,980	£150,416,814	£159,603,685	£168,033,832
00% LAR - 40% CIR	30%	£116,864,175	£141,823,867	£148,884,927	£148,380,980	£150,416,814	£159,603,685	£168,033,832
00% LAR - 40% CIR	35%	£116,864,175	£141,823,867	£148,884,927	£148,380,980	£150,416,814	£159,603,685	£168,033,832
00% LAR - 40% CIR	40%	£116,864,175	£141,823,867	£148,884,927	£148,380,980	£150,416,814	£159,603,685	£168,033,832
00% LAR - 40% CIR	45%	£116,864,175	£141,823,867	£148,884,927	£148,380,980	£150,416,814	£159,603,685	£168,033,832
00% LAR - 40% CIR	50%	£116,864,175	£141,823,867	£148,884,927	£148,380,980	£150,416,814	£159,603,685	£168,033,832

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£173,584,824	£198,096,095	£198,729,611	£198,732,097	£197,183,174	£113,399,871	£118,812,886
00% LAR - 40% CIR	0%	£173,584,824	£198,096,095	£198,729,611	£198,732,097	£197,183,174	£113,399,871	£118,812,886
00% LAR - 40% CIR	10%	£173,584,824	£198,096,095	£198,729,611	£198,732,097	£197,183,174	£113,399,871	£118,812,886
00% LAR - 40% CIR	15%	£173,584,824	£198,096,095	£198,729,611	£198,732,097	£197,183,174	£113,399,871	£118,812,886
00% LAR - 40% CIR	20%	£173,584,824	£198,096,095	£198,729,611	£198,732,097	£197,183,174	£113,399,871	£118,812,886
00% LAR - 40% CIR	25%	£173,584,824	£198,096,095	£198,729,611	£198,732,097	£197,183,174	£113,399,871	£118,812,886
00% LAR - 40% CIR	30%	£173,584,824	£198,096,095	£198,729,611	£198,732,097	£197,183,174	£113,399,871	£118,812,886
00% LAR - 40% CIR	35%	£173,584,824	£198,096,095	£198,729,611	£198,732,097	£197,183,174	£113,399,871	£118,812,886
00% LAR - 40% CIR	40%	£173,584,824	£198,096,095	£198,729,611	£198,732,097	£197,183,174	£113,399,871	£118,812,886
00% LAR - 40% CIR	45%	£173,584,824	£198,096,095	£198,729,611	£198,732,097	£197,183,174	£113,399,871	£118,812,886
00% LAR - 40% CIR	50%	£173,584,824	£198,096,095	£198,729,611	£198,732,097	£197,183,174	£113,399,871	£118,812,886

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375
00% LAR - 40% CIR	0%	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375
00% LAR - 40% CIR	10%	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375
00% LAR - 40% CIR	15%	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375
00% LAR - 40% CIR	20%	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375
00% LAR - 40% CIR	25%	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375
00% LAR - 40% CIR	30%	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375
00% LAR - 40% CIR	35%	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375
00% LAR - 40% CIR	40%	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375
00% LAR - 40% CIR	45%	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375
00% LAR - 40% CIR	50%	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375	£19,989,375

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £57.51 per pitch per week

No Units	546
Site Area	2.88 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,888,734	£44,258,516	£37,277,959	£36,873,589	£35,862,384	£29,760,323	£25,361,543
60% LAR - 40% CIR	5%	£82,979,491	£38,169,584	£31,216,637	£30,809,207	£29,790,632	£23,679,177	£20,263,924
60% LAR - 40% CIR	10%	£56,627,420	£32,033,969	£25,054,095	£24,658,164	£23,655,336	£17,546,372	£14,153,613
60% LAR - 40% CIR	15%	£49,031,625	£25,830,186	£18,846,668	£18,442,114	£17,430,727	£11,362,411	£7,959,102
60% LAR - 40% CIR	20%	£41,861,823	£19,550,741	£12,586,838	£12,185,538	£11,177,260	£5,069,865	£1,667,689
60% LAR - 40% CIR	25%	£34,808,868	£13,226,455	£6,248,773	£5,841,657	£4,829,367	£1,392,446	£4,765,484
60% LAR - 40% CIR	30%	£27,733,308	£6,836,884	£-175,913	£-588,197	£-1,618,907	£7,848,064	£11,328,716
60% LAR - 40% CIR	35%	£20,514,901	£-5,161,681	£-776,817	£-1,193,352	£-2,235,206	£14,498,304	£19,001,114
60% LAR - 40% CIR	40%	£13,237,941	£-26,300,375	£-1,480,512	£-1,896,439	£-1,948,647	£21,273,778	£24,814,715
60% LAR - 40% CIR	45%	£5,867,772	£-113,064,049	£-2,330,086	£-2,721,686	£-2,710,116	£29,216,563	£33,175,126
60% LAR - 40% CIR	50%	£-1,616,542	£-19,981,207	£-27,344,163	£-27,770,671	£-28,636,938	£35,234,549	£38,768,777

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£27,124,236	£228,970,064	£233,951,181	£244,755,574	£244,968,526	£251,456,567	£257,477,677
60% LAR - 40% CIR	5%	£19,249,420	£243,059,538	£250,013,483	£261,438,483	£261,438,483	£267,548,843	£273,665,196
60% LAR - 40% CIR	10%	£25,251,404	£249,164,151	£256,171,026	£267,578,866	£267,578,866	£273,690,784	£279,812,633
60% LAR - 40% CIR	15%	£22,147,495	£249,398,934	£262,382,452	£273,781,098	£273,781,098	£279,902,709	£286,024,518
60% LAR - 40% CIR	20%	£21,150,127	£250,501,963	£271,389,147	£281,011,231	£281,011,231	£287,122,250	£293,233,069
60% LAR - 40% CIR	25%	£24,125,262	£251,501,963	£271,389,147	£281,011,231	£281,011,231	£287,122,250	£293,233,069
60% LAR - 40% CIR	30%	£27,124,236	£252,501,963	£271,389,147	£281,011,231	£281,011,231	£287,122,250	£293,233,069
60% LAR - 40% CIR	35%	£27,124,236	£252,501,963	£271,389,147	£281,011,231	£281,011,231	£287,122,250	£293,233,069
60% LAR - 40% CIR	40%	£27,124,236	£252,501,963	£271,389,147	£281,011,231	£281,011,231	£287,122,250	£293,233,069
60% LAR - 40% CIR	45%	£27,124,236	£252,501,963	£271,389,147	£281,011,231	£281,011,231	£287,122,250	£293,233,069
60% LAR - 40% CIR	50%	£27,124,236	£252,501,963	£271,389,147	£281,011,231	£281,011,231	£287,122,250	£293,233,069

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£24,969,896	£120,437,164	£127,417,721	£127,882,111	£128,833,086	£134,835,567	£138,344,137
60% LAR - 40% CIR	5%	£10,178,189	£128,525,056	£130,430,043	£130,889,473	£131,800,048	£141,016,933	£144,471,738
60% LAR - 40% CIR	10%	£108,868,054	£132,561,711	£138,539,585	£140,045,576	£141,060,344	£147,149,308	£150,532,087
60% LAR - 40% CIR	15%	£115,889,055	£138,864,494	£145,863,693	£147,384,435	£148,399,203	£154,488,167	£157,870,946
60% LAR - 40% CIR	20%	£122,703,787	£145,144,539	£152,108,442	£153,510,142	£154,519,390	£160,608,355	£163,991,134
60% LAR - 40% CIR	25%	£125,789,822	£151,470,225	£158,448,907	£159,854,523	£160,871,813	£166,960,726	£170,343,505
60% LAR - 40% CIR	30%	£136,266,174	£161,871,588	£168,871,588	£169,874,589	£170,877,590	£176,966,503	£180,349,282
60% LAR - 40% CIR	35%	£144,180,779	£168,343,999	£171,472,287	£171,893,937	£172,930,889	£178,181,884	£182,696,734
60% LAR - 40% CIR	40%	£157,437,126	£175,866,053	£178,164,116	£178,444,127	£179,444,127	£184,695,433	£189,206,226
60% LAR - 40% CIR	45%	£158,827,368	£177,729,723	£185,025,796	£185,448,736	£186,526,736	£191,812,263	£196,417,412
60% LAR - 40% CIR	50%	£166,432,222	£184,879,467	£192,308,843	£192,808,843	£193,808,843	£199,059,222	£203,664,222

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£33,433,199	£78,240,516	£89,121,963	£89,629,393	£89,618,969	£92,730,423	£96,124,679
60% LAR - 40% CIR	5%	£95,387,183	£84,373,831	£93,343,874	£93,384,548	£93,375,284	£96,486,728	£100,245,468
60% LAR - 40% CIR	10%	£87,377,573	£80,578,414	£87,963,932	£87,967,436	£87,978,673	£91,087,189	£94,848,499
60% LAR - 40% CIR	15%	£74,417,617	£69,639,639	£76,826,762	£76,824,962	£76,822,910	£80,000,705	£83,741,811
60% LAR - 40% CIR	20%	£61,569,142	£50,184,145	£61,166,627	£61,167,863	£61,168,793	£64,346,046	£68,087,084
60% LAR - 40% CIR	25%	£48,676,284	£39,672,716	£48,686,513	£48,687,797	£48,689,507	£51,867,684	£55,728,819
60% LAR - 40% CIR	30%	£39,564,809	£29,057,916	£39,566,809	£39,567,809	£39,568,809	£42,746,004	£46,607,174
60% LAR - 40% CIR	35%	£30,452,359	£18,442,114	£30,453,359	£30,454,359	£30,455,359	£33,632,554	£37,493,724
60% LAR - 40% CIR	40%	£21,340,909	£7,830,116	£21,341,909	£21,342,909	£21,343,909	£24,520,104	£28,381,274
60% LAR - 40% CIR	45%	£12,228,459	£-2,370,512	£12,229,459	£12,230,459	£12,231,459	£15,407,654	£19,268,824
60% LAR - 40% CIR	50%	£3,116,009	£-13,860,867	£3,117,009	£3,118,009	£3,119,009	£6,293,204	£10,154,374

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,555,954	£18,672,864	£22,062,901	£22,497,311	£23,494,986	£26,176,507	£29,871,521
60% LAR - 40% CIR	5%	£3,669,814	£21,101,286	£24,513,843	£24,932,813	£25,940,243	£28,621,764	£32,316,778
60% LAR - 40% CIR	10%	£1,129,011	£16,001,011	£19,413,568	£19,832,538	£20,840,243	£23,521,764	£27,216,778
60% LAR - 40% CIR	15%	£-1,939,295	£13,500,694	£16,913,251	£17,332,221	£18,340,243	£21,021,764	£24,716,778
60% LAR - 40% CIR	20%	£-5,128,867	£9,196,138	£12,602,804	£13,021,774	£14,029,243	£16,710,764	£20,405,778
60% LAR - 40% CIR	25%	£-12,222,322	£4,891,523	£9,307,107	£9,726,077	£10,733,243	£13,414,764	£17,109,778
60% LAR - 40% CIR	30%	£-19,316,814	£-1,514,142	£6,801,627	£7,220,597	£8,227,243	£10,908,764	£14,603,778
60% LAR - 40% CIR	35%	£-26,411,316	£-6,818,186	£4,291,171	£4,710,141	£5,716,243	£8,401,764	£12,103,778
60% LAR - 40% CIR	40%	£-33,505,818	£-12,122,222	£1,780,215	£2,199,185	£3,205,243	£5,895,764	£9,590,778
60% LAR - 40% CIR	45%	£-40,600,320	£-17,427,266	£-8,208,266	£-7,789,236	£-6,794,243	£-4,105,764	£-1,400,778
60% LAR - 40% CIR	50%	£-47,694,822	£-22,732,310	£-13,713,310	£-13,294,280	£-12,300,243	£-9,600,764	£-6,905,778

LB Camden
Local Plan Viability Testing 2025

Resit 16 T3 - 546 Flats & 4 Pitches at a rent of £57.51 per pitch per week
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No Units	546
Site Area	2.88 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£10,639,967	£34,957,007	£47,076,555	£67,372,149	£66,961,193	£40,498,316	£37,125,401
60% LAR - 40% CIR	5%	£73,037,585	£46,333,226	£41,360,335	£40,977,550	£39,970,587	£33,929,809	£30,552,028
60% LAR - 40% CIR	10%	£65,514,602	£41,662,682	£36,735,337	£36,336,035	£35,330,717	£27,714,949	£24,861,261
60% LAR - 40% CIR	15%	£58,048,120	£36,945,910	£32,033,919	£27,629,365	£26,617,979	£20,549,661	£17,178,375
60% LAR - 40% CIR	20%	£50,478,034	£28,163,365	£21,235,662	£20,830,363	£19,824,114	£13,714,624	£10,413,795
60% LAR - 40% CIR	25%	£42,864,681	£21,331,953	£14,365,484	£13,967,319	£12,961,307	£8,500,483	£5,527,856
60% LAR - 40% CIR	30%	£35,208,496	£14,420,761	£7,483,195	£7,077,108	£6,061,898	£29,877	£43,465,577
60% LAR - 40% CIR	35%	£27,469,072	£7,461,256	£669,725	£61,547	£50,998	£7,198,998	£10,842,826
60% LAR - 40% CIR	40%	£19,673,225	£384,156	£56,726,997	£7,142,923	£8,192,740	£14,421,839	£17,531,369
60% LAR - 40% CIR	45%	£11,812,464	£8,973,357	£14,466,000	£15,618,012	£17,533,103	£29,345,029	£36,168,519
60% LAR - 40% CIR	50%	£3,859,855	£14,264,454	£21,534,595	£21,561,103	£23,027,371	£29,424,982	£32,976,210

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£296,786,126	£222,272,051	£233,626,639	£233,626,639	£233,626,639	£233,626,639	£233,626,639
60% LAR - 40% CIR	5%	£258,181,533	£232,895,894	£233,626,639	£233,626,639	£233,626,639	£233,626,639	£233,626,639
60% LAR - 40% CIR	10%	£213,554,618	£229,664,438	£233,626,639	£233,626,639	£233,626,639	£233,626,639	£233,626,639
60% LAR - 40% CIR	15%	£223,181,000	£229,291,210	£233,198,201	£233,198,201	£233,198,201	£233,198,201	£233,198,201
60% LAR - 40% CIR	20%	£215,421,069	£229,054,265	£233,198,201	£233,198,201	£233,198,201	£233,198,201	£233,198,201
60% LAR - 40% CIR	25%	£218,364,439	£229,187,267	£233,198,201	£233,198,201	£233,198,201	£233,198,201	£233,198,201
60% LAR - 40% CIR	30%	£218,364,439	£229,187,267	£233,198,201	£233,198,201	£233,198,201	£233,198,201	£233,198,201
60% LAR - 40% CIR	35%	£218,364,439	£229,187,267	£233,198,201	£233,198,201	£233,198,201	£233,198,201	£233,198,201
60% LAR - 40% CIR	40%	£218,364,439	£229,187,267	£233,198,201	£233,198,201	£233,198,201	£233,198,201	£233,198,201
60% LAR - 40% CIR	45%	£218,364,439	£229,187,267	£233,198,201	£233,198,201	£233,198,201	£233,198,201	£233,198,201
60% LAR - 40% CIR	50%	£218,364,439	£229,187,267	£233,198,201	£233,198,201	£233,198,201	£233,198,201	£233,198,201

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£84,265,713	£108,738,593	£118,719,156	£117,133,540	£118,343,515	£124,200,364	£127,576,278
60% LAR - 40% CIR	5%	£81,659,095	£116,264,454	£123,315,346	£123,118,139	£124,726,093	£139,166,871	£143,140,626
60% LAR - 40% CIR	10%	£59,121,178	£122,022,988	£129,560,343	£130,361,845	£131,364,303	£137,421,831	£140,804,389
60% LAR - 40% CIR	15%	£109,647,985	£129,146,773	£132,968,315	£132,968,315	£132,968,315	£144,146,035	£147,611,256
60% LAR - 40% CIR	20%	£114,217,646	£136,512,315	£143,460,018	£143,460,018	£144,871,566	£155,621,056	£158,261,889
60% LAR - 40% CIR	25%	£121,630,569	£143,363,627	£156,306,196	£156,306,196	£157,715,773	£175,775,197	£182,197,836
60% LAR - 40% CIR	30%	£126,467,184	£156,274,918	£157,214,486	£157,214,486	£158,633,179	£194,228,457	£198,161,251
60% LAR - 40% CIR	35%	£137,236,719	£157,234,424	£158,239,855	£158,239,855	£159,661,598	£177,665,676	£182,139,059
60% LAR - 40% CIR	40%	£145,027,405	£174,311,324	£171,424,677	£171,424,677	£172,847,420	£178,171,318	£182,139,059
60% LAR - 40% CIR	45%	£152,813,216	£171,569,007	£178,740,787	£178,740,787	£180,214,192	£191,528,781	£195,080,887
60% LAR - 40% CIR	50%	£169,636,625	£176,966,334	£186,236,278	£186,236,278	£187,722,601	£196,126,666	£199,874,866

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£43,372,015	£58,076,374	£72,029,265	£73,432,096	£73,432,013	£82,480,791	£89,871,372
60% LAR - 40% CIR	5%	£53,855,866	£74,166,813	£85,474,261	£87,139,196	£87,139,196	£99,139,661	£104,144,926
60% LAR - 40% CIR	10%	£58,361,480	£81,461,660	£88,375,681	£89,760,236	£89,761,621	£103,656,536	£109,011,221
60% LAR - 40% CIR	15%	£65,501,595	£88,226,235	£95,173,036	£96,577,287	£96,585,465	£110,634,676	£116,996,865
60% LAR - 40% CIR	20%	£73,544,619	£96,077,747	£102,020,116	£102,422,261	£102,427,669	£116,486,117	£123,081,756
60% LAR - 40% CIR	25%	£81,261,164	£101,869,639	£108,929,405	£109,332,492	£109,347,712	£123,639,677	£130,675,172
60% LAR - 40% CIR	30%	£89,077,344	£108,944,344	£116,026,675	£116,346,863	£117,375,038	£132,975,598	£140,050,426
60% LAR - 40% CIR	35%	£96,736,375	£116,025,444	£123,136,597	£123,352,523	£124,262,340	£140,831,239	£148,340,899
60% LAR - 40% CIR	40%	£104,407,136	£123,292,567	£130,244,102	£130,175,765	£131,209,112	£152,242,133	£160,796,801
60% LAR - 40% CIR	45%	£112,074,745	£130,074,064	£137,344,106	£137,105,103	£138,146,071	£164,424,562	£173,866,816

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£21,169,087	£4,374,765	£11,264,260	£11,768,765	£12,769,715	£16,366,364	£22,267,265
60% LAR - 40% CIR	5%	£13,139,155	£19,067,454	£21,067,515	£21,568,515	£22,569,515	£26,066,515	£32,067,515
60% LAR - 40% CIR	10%	£15,133,155	£21,067,136	£23,067,136	£23,568,136	£24,569,136	£28,066,136	£34,067,136
60% LAR - 40% CIR	15%	£17,133,155	£23,067,136	£25,067,136	£25,568,136	£26,569,136	£30,066,136	£36,067,136
60% LAR - 40% CIR	20%	£19,133,155	£25,067,136	£27,067,136	£27,568,136	£28,569,136	£32,066,136	£38,067,136
60% LAR - 40% CIR	25%	£21,133,155	£27,067,136	£29,067,136	£29,568,136	£30,569,136	£34,066,136	£40,067,136
60% LAR - 40% CIR	30%	£23,133,155	£29,067,136	£31,067,136	£31,568,136	£32,569,136	£36,066,136	£42,067,136
60% LAR - 40% CIR	35%	£25,133,155	£31,067,136	£33,067,136	£33,568,136	£34,569,136	£38,066,136	£44,067,136
60% LAR - 40% CIR	40%	£27,133,155	£33,067,136	£35,067,136	£35,568,136	£36,569,136	£40,066,136	£46,067,136
60% LAR - 40% CIR	45%	£29,133,155	£35,067,136	£37,067,136	£37,568,136	£38,569,136	£42,066,136	£48,067,136
60% LAR - 40% CIR	50%	£31,133,155	£37,067,136	£39,067,136	£39,568,136	£40,569,136	£44,066,136	£50,067,136

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £119.90 per pitch per week

No Units 646
Site Area 2.88 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, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£32,224,181	£7,596,081	£21,613,000	£24,386,102	£3,803,816	£2,882,386	£8,255,500
60% LAR - 40% CR	10%	£27,476,314	£2,983,574	£44,180,481	£44,603,114	£5,659,749	£11,969,554	£10,521,868
60% LAR - 40% CR	15%	£22,059,344	£1,701,848	£4,940,002	£9,370,223	£1,412,974	£18,197,649	£20,316,635
60% LAR - 40% CR	20%	£18,543,487	£6,510,237	£13,767,941	£14,187,855	£15,243,046	£21,628,908	£25,178,191
60% LAR - 40% CR	25%	£15,367,150	£11,404,410	£13,688,950	£15,123,509	£25,184,800	£26,382,586	£30,182,122
60% LAR - 40% CR	30%	£9,346,921	£16,385,194	£23,713,052	£24,143,261	£25,217,262	£31,661,411	£35,341,483
60% LAR - 40% CR	35%	£397,495	£21,452,234	£28,851,806	£29,286,538	£30,352,156	£36,781,863	£40,353,932
60% LAR - 40% CR	40%	£6,231,770	£26,654,814	£34,039,505	£34,467,715	£35,537,242	£41,954,401	£45,519,489
60% LAR - 40% CR	45%	£12,213,987	£31,904,113	£39,271,179	£39,704,276	£40,772,021	£47,156,486	£50,737,636
60% LAR - 40% CR	50%	£16,336,455	£37,200,241	£44,563,198	£44,989,705	£46,005,973	£52,432,154	£56,007,811

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, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£24,610,436	£26,897,488	£22,676,338	£22,633,218	£27,765,842	£28,917,388	£28,754,142
60% LAR - 40% CR	10%	£24,610,436	£21,613,000	£24,765,931	£24,765,931	£24,765,931	£24,765,931	£24,765,931
60% LAR - 40% CR	15%	£24,610,436	£21,613,000	£24,765,931	£24,765,931	£24,765,931	£24,765,931	£24,765,931
60% LAR - 40% CR	20%	£24,610,436	£21,613,000	£24,765,931	£24,765,931	£24,765,931	£24,765,931	£24,765,931
60% LAR - 40% CR	25%	£24,610,436	£21,613,000	£24,765,931	£24,765,931	£24,765,931	£24,765,931	£24,765,931
60% LAR - 40% CR	30%	£24,610,436	£21,613,000	£24,765,931	£24,765,931	£24,765,931	£24,765,931	£24,765,931
60% LAR - 40% CR	35%	£24,610,436	£21,613,000	£24,765,931	£24,765,931	£24,765,931	£24,765,931	£24,765,931
60% LAR - 40% CR	40%	£24,610,436	£21,613,000	£24,765,931	£24,765,931	£24,765,931	£24,765,931	£24,765,931
60% LAR - 40% CR	45%	£24,610,436	£21,613,000	£24,765,931	£24,765,931	£24,765,931	£24,765,931	£24,765,931
60% LAR - 40% CR	50%	£24,610,436	£21,613,000	£24,765,931	£24,765,931	£24,765,931	£24,765,931	£24,765,931

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, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£15,131,837	£15,086,506	£14,251,833	£14,251,833	£14,251,833	£14,251,833	£14,251,833
60% LAR - 40% CR	10%	£15,131,837	£15,086,506	£14,251,833	£14,251,833	£14,251,833	£14,251,833	£14,251,833
60% LAR - 40% CR	15%	£15,131,837	£15,086,506	£14,251,833	£14,251,833	£14,251,833	£14,251,833	£14,251,833
60% LAR - 40% CR	20%	£15,131,837	£15,086,506	£14,251,833	£14,251,833	£14,251,833	£14,251,833	£14,251,833
60% LAR - 40% CR	25%	£15,131,837	£15,086,506	£14,251,833	£14,251,833	£14,251,833	£14,251,833	£14,251,833
60% LAR - 40% CR	30%	£15,131,837	£15,086,506	£14,251,833	£14,251,833	£14,251,833	£14,251,833	£14,251,833
60% LAR - 40% CR	35%	£15,131,837	£15,086,506	£14,251,833	£14,251,833	£14,251,833	£14,251,833	£14,251,833
60% LAR - 40% CR	40%	£15,131,837	£15,086,506	£14,251,833	£14,251,833	£14,251,833	£14,251,833	£14,251,833
60% LAR - 40% CR	45%	£15,131,837	£15,086,506	£14,251,833	£14,251,833	£14,251,833	£14,251,833	£14,251,833
60% LAR - 40% CR	50%	£15,131,837	£15,086,506	£14,251,833	£14,251,833	£14,251,833	£14,251,833	£14,251,833

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, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£43,535,327	£108,813,519	£115,831,183	£116,342,623	£117,861,602	£121,725,381	£127,258,513
60% LAR - 40% CR	10%	£43,535,327	£115,831,183	£115,831,183	£115,831,183	£115,831,183	£115,831,183	£115,831,183
60% LAR - 40% CR	15%	£43,535,327	£115,831,183	£115,831,183	£115,831,183	£115,831,183	£115,831,183	£115,831,183
60% LAR - 40% CR	20%	£43,535,327	£115,831,183	£115,831,183	£115,831,183	£115,831,183	£115,831,183	£115,831,183
60% LAR - 40% CR	25%	£43,535,327	£115,831,183	£115,831,183	£115,831,183	£115,831,183	£115,831,183	£115,831,183
60% LAR - 40% CR	30%	£43,535,327	£115,831,183	£115,831,183	£115,831,183	£115,831,183	£115,831,183	£115,831,183
60% LAR - 40% CR	35%	£43,535,327	£115,831,183	£115,831,183	£115,831,183	£115,831,183	£115,831,183	£115,831,183
60% LAR - 40% CR	40%	£43,535,327	£115,831,183	£115,831,183	£115,831,183	£115,831,183	£115,831,183	£115,831,183
60% LAR - 40% CR	45%	£43,535,327	£115,831,183	£115,831,183	£115,831,183	£115,831,183	£115,831,183	£115,831,183
60% LAR - 40% CR	50%	£43,535,327	£115,831,183	£115,831,183	£115,831,183	£115,831,183	£115,831,183	£115,831,183

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, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£26,486,697	£51,724,769	£58,854,483	£59,286,909	£60,512,762	£56,641,871	£76,176,783
60% LAR - 40% CR	10%	£26,486,697	£51,724,769	£58,854,483	£59,286,909	£60,512,762	£56,641,871	£76,176,783
60% LAR - 40% CR	15%	£26,486,697	£51,724,769	£58,854,483	£59,286,909	£60,512,762	£56,641,871	£76,176,783
60% LAR - 40% CR	20%	£26,486,697	£51,724,769	£58,854,483	£59,286,909	£60,512,762	£56,641,871	£76,176,783
60% LAR - 40% CR	25%	£26,486,697	£51,724,769	£58,854,483	£59,286,909	£60,512,762	£56,641,871	£76,176,783
60% LAR - 40% CR	30%	£26,486,697	£51,724,769	£58,854,483	£59,286,909	£60,512,762	£56,641,871	£76,176,783
60% LAR - 40% CR	35%	£26,486,697	£51,724,769	£58,854,483	£59,286,909	£60,512,762	£56,641,871	£76,176,783
60% LAR - 40% CR	40%	£26,486,697	£51,724,769	£58,854,483	£59,286,909	£60,512,762	£56,641,871	£76,176,783
60% LAR - 40% CR	45%	£26,486,697	£51,724,769	£58,854,483	£59,286,909	£60,512,762	£56,641,871	£76,176,783
60% LAR - 40% CR	50%	£26,486,697	£51,724,769	£58,854,483	£59,286,909	£60,512,762	£56,641,871	£76,176,783

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £119.90 per pitch per week		Value Area		Zone A - Kings Cross Lower	
No Units	546	Sales value inflation		Base	
Site Area	2.88 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CIR	
Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity Offset	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR - 40% CIR	5%	£43,913,556	£17,907,884	£10,867,333	£10,454,887
60% LAR - 40% CIR	10%	£37,108,027	£12,602,305	£5,734,095	£5,323,106
60% LAR - 40% CIR	15%	£31,133,330	£7,400,805	£1,361,369	£1,441,834
60% LAR - 40% CIR	20%	£25,114,860	£2,367,260	£4,763,253	£5,183,107
60% LAR - 40% CIR	25%	£19,082,458	£2,977,500	£10,704,881	£10,813,813
60% LAR - 40% CIR	30%	£12,912,893	£8,465,731	£15,895,958	£16,119,406
60% LAR - 40% CIR	35%	£8,708,640	£14,619,384	£21,123,543	£21,735,423
60% LAR - 40% CIR	40%	£430,390	£19,699,570	£27,968,424	£27,498,234
60% LAR - 40% CIR	45%	£49,522,874	£26,515,089	£36,886,655	£33,313,762
60% LAR - 40% CIR	50%	£12,612,654	£31,960,873	£48,793,630	£45,480,137

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

		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£252,889,035	£258,262,528	£266,323,989	£266,723,347	£266,755,876	£272,828,748	£276,388,627
60% LAR - 40% CIR	5%	£228,215,564	£250,521,036	£250,521,036	£250,521,036	£250,521,036	£257,602,569	£261,704,548
60% LAR - 40% CIR	10%	£214,511,593	£248,426,765	£245,449,345	£245,449,345	£245,449,345	£253,535,276	£258,635,314
60% LAR - 40% CIR	15%	£204,058,168	£247,008,125	£242,008,125	£242,008,125	£242,008,125	£251,124,862	£256,173,349
60% LAR - 40% CIR	20%	£208,114,280	£279,867,860	£268,362,373	£268,212,387	£267,802,071	£276,760,775	£281,263,789
60% LAR - 40% CIR	25%	£226,784,146	£304,784,807	£294,784,807	£294,784,807	£294,784,807	£304,784,807	£309,784,807
60% LAR - 40% CIR	30%	£263,114,227	£280,634,851	£268,325,078	£267,343,326	£266,407,145	£276,138,338	£280,377,238
60% LAR - 40% CIR	35%	£274,426,166	£266,238,254	£258,238,254	£257,244,254	£256,250,254	£266,250,254	£270,250,254
60% LAR - 40% CIR	40%	£268,785,787	£268,108,004	£268,108,004	£268,108,004	£268,108,004	£268,108,004	£268,108,004
60% LAR - 40% CIR	45%	£271,211,234	£268,124,709	£268,124,709	£268,124,709	£268,124,709	£268,124,709	£268,124,709
60% LAR - 40% CIR	50%	£252,889,035	£272,679,705	£268,323,989	£268,323,989	£268,323,989	£272,679,705	£276,388,627

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

		£87,186,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£252,889,035	£258,262,528	£266,323,989	£266,723,347	£266,755,876	£272,828,748	£276,388,627
60% LAR - 40% CIR	5%	£228,215,564	£250,521,036	£250,521,036	£250,521,036	£250,521,036	£257,602,569	£261,704,548
60% LAR - 40% CIR	10%	£214,511,593	£248,426,765	£245,449,345	£245,449,345	£245,449,345	£253,535,276	£258,635,314
60% LAR - 40% CIR	15%	£204,058,168	£247,008,125	£242,008,125	£242,008,125	£242,008,125	£251,124,862	£256,173,349
60% LAR - 40% CIR	20%	£208,114,280	£279,867,860	£268,362,373	£268,212,387	£267,802,071	£276,760,775	£281,263,789
60% LAR - 40% CIR	25%	£226,784,146	£304,784,807	£294,784,807	£294,784,807	£294,784,807	£304,784,807	£309,784,807
60% LAR - 40% CIR	30%	£263,114,227	£280,634,851	£268,325,078	£267,343,326	£266,407,145	£276,138,338	£280,377,238
60% LAR - 40% CIR	35%	£274,426,166	£266,238,254	£258,238,254	£257,244,254	£256,250,254	£266,250,254	£270,250,254
60% LAR - 40% CIR	40%	£268,785,787	£268,108,004	£268,108,004	£268,108,004	£268,108,004	£268,108,004	£268,108,004
60% LAR - 40% CIR	45%	£271,211,234	£268,124,709	£268,124,709	£268,124,709	£268,124,709	£268,124,709	£268,124,709
60% LAR - 40% CIR	50%	£252,889,035	£272,679,705	£268,323,989	£268,323,989	£268,323,989	£272,679,705	£276,388,627

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

		£40,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£13,586,344	£36,501,718	£125,342,367	£105,854,713	£108,863,829	£113,172,528	£116,112,831
60% LAR - 40% CIR	5%	£12,507,873	£10,507,245	£10,507,245	£10,507,245	£10,507,245	£10,507,245	£10,507,245
60% LAR - 40% CIR	10%	£10,786,575	£10,786,575	£10,786,575	£10,786,575	£10,786,575	£10,786,575	£10,786,575
60% LAR - 40% CIR	20%	£10,284,745	£114,024,340	£121,127,863	£121,127,863	£121,127,863	£121,127,863	£121,127,863
60% LAR - 40% CIR	25%	£12,507,873	£118,387,106	£126,004,441	£126,004,441	£126,004,441	£126,004,441	£126,004,441
60% LAR - 40% CIR	30%	£12,507,873	£124,876,331	£131,103,565	£131,103,565	£131,103,565	£131,103,565	£131,103,565
60% LAR - 40% CIR	35%	£12,507,873	£124,876,331	£131,103,565	£131,103,565	£131,103,565	£131,103,565	£131,103,565
60% LAR - 40% CIR	40%	£113,979,219	£119,199,170	£143,478,044	£143,478,044	£143,478,044	£143,478,044	£143,478,044
60% LAR - 40% CIR	45%	£113,979,219	£119,199,170	£143,478,044	£143,478,044	£143,478,044	£143,478,044	£143,478,044
60% LAR - 40% CIR	50%	£113,979,219	£119,199,170	£143,478,044	£143,478,044	£143,478,044	£143,478,044	£143,478,044

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, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£16,917,324	£41,422,986	£48,863,347	£48,875,983	£48,897,109	£49,093,836	£49,333,971
60% LAR - 40% CIR	5%	£22,297,853	£46,538,305	£51,586,745	£52,007,714	£52,008,096	£52,227,295	£52,427,274
60% LAR - 40% CIR	10%	£28,187,350	£51,710,015	£56,779,512	£56,789,594	£56,798,342	£56,954,975	£57,075,149
60% LAR - 40% CIR	20%	£24,216,020	£39,903,600	£40,094,743	£40,112,647	£40,125,831	£40,138,236	£40,150,847
60% LAR - 40% CIR	25%	£24,216,020	£40,138,360	£40,138,360	£40,138,360	£40,138,360	£40,138,360	£40,138,360
60% LAR - 40% CIR	30%	£24,216,020	£40,138,360	£40,138,360	£40,138,360	£40,138,360	£40,138,360	£40,138,360
60% LAR - 40% CIR	35%	£24,216,020	£40,138,360	£40,138,360	£40,138,360	£40,138,360	£40,138,360	£40,138,360
60% LAR - 40% CIR	40%	£19,590,450	£40,138,360	£40,138,360	£40,138,360	£40,138,360	£40,138,360	£40,138,360
60% LAR - 40% CIR	45%	£19,590,450	£40,138,360	£40,138,360	£40,138,360	£40,138,360	£40,138,360	£40,138,360
60% LAR - 40% CIR	50%	£19,590,450	£40,138,360	£40,138,360	£40,138,360	£40,138,360	£40,138,360	£40,138,360

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £119.90 per pitch per week

No Units 546
Site Area 2.88 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CLIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	159,387,755	153,787,402	161,113,663	156,355,689	157,281,704	158,148,172	157,737,293
60% LAR - 40% CR	10%	153,080,913	148,126,988	155,142,912	150,735,482	151,716,506	152,605,452	151,190,037
60% LAR - 40% CR	15%	146,669,351	142,630,432	149,122,786	145,112,038	146,102,038	147,076,509	145,551,534
60% LAR - 40% CR	20%	140,203,712	136,187,114	143,646,565	140,616,375	141,616,375	142,577,154	141,155,064
60% LAR - 40% CR	25%	133,673,717	131,068,295	138,069,889	136,061,825	137,061,825	137,998,151	136,566,248
60% LAR - 40% CR	30%	127,076,307	125,770,604	132,734,000	130,737,377	131,737,377	132,600,697	131,168,955
60% LAR - 40% CR	35%	120,435,784	119,371,731	127,396,803	125,374,477	126,374,477	127,200,664	125,766,453
60% LAR - 40% CR	40%	113,754,684	112,689,408	122,069,412	120,067,720	121,067,720	121,860,468	120,426,047
60% LAR - 40% CR	45%	107,047,262	106,850,478	116,742,267	114,742,267	115,742,267	116,500,440	115,066,528
60% LAR - 40% CR	50%	100,301,911	99,981,921	111,414,221	109,414,221	110,414,221	111,140,972	109,706,886
60% LAR - 40% CR	55%	93,518,911	93,161,921	106,081,196	104,081,196	105,081,196	105,781,449	104,347,615

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

£97,649,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CLIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	222,781,395	220,777,716	225,515,407	220,502,311	221,502,311	222,502,311	221,502,311
60% LAR - 40% CR	10%	216,134,307	214,130,628	218,862,311	213,849,215	214,849,215	215,849,215	214,849,215
60% LAR - 40% CR	15%	209,489,219	207,485,540	212,217,215	207,204,119	208,204,119	209,204,119	208,204,119
60% LAR - 40% CR	20%	202,844,131	200,840,452	205,572,033	200,558,937	201,558,937	202,558,937	201,558,937
60% LAR - 40% CR	25%	196,199,043	194,195,364	199,226,937	194,213,841	195,213,841	196,213,841	195,213,841
60% LAR - 40% CR	30%	189,553,955	187,550,276	192,581,851	187,568,755	188,568,755	189,568,755	188,568,755
60% LAR - 40% CR	35%	182,908,867	180,905,188	185,936,765	180,923,669	181,923,669	182,923,669	181,923,669
60% LAR - 40% CR	40%	176,263,779	174,260,100	179,291,679	174,278,583	175,278,583	176,278,583	175,278,583
60% LAR - 40% CR	45%	169,618,691	167,615,012	172,646,593	167,633,497	168,633,497	169,633,497	168,633,497
60% LAR - 40% CR	50%	162,973,603	160,969,924	166,001,507	160,988,411	161,988,411	162,988,411	161,988,411

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

£87,186,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CLIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	211,164,867	209,161,188	213,909,215	208,896,119	209,896,119	210,896,119	209,896,119
60% LAR - 40% CR	10%	204,519,779	202,516,100	207,265,129	202,252,033	203,252,033	204,252,033	203,252,033
60% LAR - 40% CR	15%	197,874,691	195,871,012	200,619,043	195,605,947	196,605,947	197,605,947	196,605,947
60% LAR - 40% CR	20%	191,229,603	189,225,924	194,072,957	189,059,861	190,059,861	191,059,861	190,059,861
60% LAR - 40% CR	25%	184,584,515	182,580,836	187,426,871	182,413,775	183,413,775	184,413,775	183,413,775
60% LAR - 40% CR	30%	177,939,427	175,935,748	180,781,785	175,768,689	176,768,689	177,768,689	176,768,689
60% LAR - 40% CR	35%	171,294,339	169,290,660	174,136,799	169,123,703	170,123,703	171,123,703	170,123,703
60% LAR - 40% CR	40%	164,649,251	162,645,572	167,491,809	162,478,713	163,478,713	164,478,713	163,478,713
60% LAR - 40% CR	45%	158,004,163	156,000,484	160,846,823	155,833,727	156,833,727	157,833,727	156,833,727
60% LAR - 40% CR	50%	151,359,075	149,355,396	154,201,837	149,188,741	150,188,741	151,188,741	150,188,741

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

£40,420,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CLIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	183,318,787	181,315,108	186,063,215	181,050,119	182,050,119	183,050,119	182,050,119
60% LAR - 40% CR	10%	176,673,699	174,670,020	179,418,229	174,405,133	175,405,133	176,405,133	175,405,133
60% LAR - 40% CR	15%	170,028,611	168,024,932	172,773,343	167,760,247	168,760,247	169,760,247	168,760,247
60% LAR - 40% CR	20%	163,383,523	161,379,844	166,128,457	161,115,361	162,115,361	163,115,361	162,115,361
60% LAR - 40% CR	25%	156,738,435	154,734,756	159,483,571	154,470,475	155,470,475	156,470,475	155,470,475
60% LAR - 40% CR	30%	150,093,347	148,089,668	152,838,685	147,825,589	148,825,589	149,825,589	148,825,589
60% LAR - 40% CR	35%	143,448,259	141,444,580	146,193,800	141,180,704	142,180,704	143,180,704	142,180,704
60% LAR - 40% CR	40%	136,803,171	134,799,492	139,548,914	134,535,818	135,535,818	136,535,818	135,535,818
60% LAR - 40% CR	45%	130,158,083	128,154,404	132,904,028	127,890,932	128,890,932	129,890,932	128,890,932
60% LAR - 40% CR	50%	123,512,995	121,509,316	126,259,142	121,246,046	122,246,046	123,246,046	122,246,046

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 and Access Prt M4(2), Building Safety Levy & S106, CLIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	24,982,767	24,782,862	25,382,862	24,882,862	24,982,862	25,082,862	24,982,862
60% LAR - 40% CR	10%	24,382,767	24,182,862	24,782,862	24,282,862	24,382,862	24,482,862	24,382,862
60% LAR - 40% CR	15%	23,782,767	23,582,862	24,182,862	23,682,862	23,782,862	23,882,862	23,782,862
60% LAR - 40% CR	20%	23,182,767	22,982,862	23,582,862	23,082,862	23,182,862	23,282,862	23,182,862
60% LAR - 40% CR	25%	22,582,767	22,382,862	22,982,862	22,482,862	22,582,862	22,682,862	22,582,862
60% LAR - 40% CR	30%	21,982,767	21,782,862	22,382,862	21,882,862	21,982,862	22,082,862	21,982,862
60% LAR - 40% CR	35%	21,382,767	21,182,862	21,782,862	21,282,862	21,382,862	21,482,862	21,382,862
60% LAR - 40% CR	40%	20,782,767	20,582,862	21,182,862	20,682,862	20,782,862	20,882,862	20,782,862
60% LAR - 40% CR	45%	20,182,767	19,982,862	20,582,862	20,082,862	20,182,862	20,282,862	20,182,862
60% LAR - 40% CR	50%	19,582,767	19,382,862	19,982,862	19,482,862	19,582,862	19,682,862	19,582,862

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 : 546 Flats & 4 Pitches at a rent of £119.90 per pitch per week		Value Area		Zone A - Lower Central Zone	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
Residual land values:		Tenure		LAR, CIR	

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £119.90 per pitch per week		Value Area	Zone A - Medium Central Zone					
No Units	546	Sales value inflation	Base					
Site Area	2.88 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR - CIR					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	186,305,115	185,188,844	186,307,687	187,785,587	186,782,222	185,888,774	187,316,858
60% LAR - 40% CIR	10%	175,225,330	148,524,684	141,571,793	141,169,508	140,162,045	134,135,265	130,746,407
60% LAR - 40% CIR	15%	155,763,062	131,854,140	124,526,795	124,525,492	123,522,235	127,468,428	124,085,070
60% LAR - 40% CIR	20%	138,126,689	105,137,668	105,137,668	107,653,743	106,619,358	107,410,040	117,937,754
60% LAR - 40% CIR	25%	120,669,814	78,274,823	82,143,041	82,026,742	82,016,403	113,969,002	110,608,174
60% LAR - 40% CIR	30%	143,253,382	121,526,332	114,583,862	114,187,696	113,175,286	117,111,824	131,725,106
60% LAR - 40% CIR	35%	135,387,076	114,615,139	117,680,540	117,714,452	116,258,233	116,787,917	143,265,221
60% LAR - 40% CIR	40%	127,669,430	117,668,600	118,010	124,851	119,562	119,968,581	130,439,415
60% LAR - 40% CIR	45%	119,864,862	1581,500	185,523,584	185,559,511	179,978,327	144,218,226	117,724,881
60% LAR - 40% CIR	50%	132,596,343	18,669,813	153,558,556	154,255,863	151,511,895	142,528,587	145,175,540
60% LAR - 40% CIR	55%	144,664,244	14,967,637	147,954,628	147,951,430	122,817,704	149,215,514	145,765,542
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	2,250,893,427	2,226,883,516	2,233,961,733	2,233,465,343	2,234,476,498	2,230,522,348	2,242,912,262
60% LAR - 40% CIR	5%	2,238,051,767	2,222,924,616	2,230,019,132	2,229,522,742	2,230,533,897	2,226,580,047	2,239,062,376
60% LAR - 40% CIR	10%	2,215,495,593	2,219,572,960	2,246,302,335	2,246,763,548	2,247,768,865	2,253,763,860	2,257,121,036
60% LAR - 40% CIR	15%	2,212,461,431	2,248,091,132	2,248,091,132	2,248,091,132	2,248,091,132	2,254,416,862	2,259,189,248
60% LAR - 40% CIR	20%	2,219,562,508	2,252,854,297	2,259,789,019	2,260,262,378	2,261,710,827	2,267,266,118	2,270,629,846
60% LAR - 40% CIR	25%	2,218,174,848	2,259,174,848	2,267,447,447	2,267,447,447	2,267,447,447	2,274,117,447	2,278,117,447
60% LAR - 40% CIR	30%	2,243,131,044	2,266,611,981	2,273,548,981	2,273,548,981	2,274,886,887	2,281,391,393	2,284,044,343
60% LAR - 40% CIR	35%	2,241,498,226	2,271,219,235	2,280,219,235	2,280,219,235	2,281,398,496	2,288,139,496	2,292,668,496
60% LAR - 40% CIR	40%	2,241,384,438	2,280,647,438	2,287,752,438	2,288,138,438	2,289,208,438	2,296,147,438	2,299,628,438
60% LAR - 40% CIR	45%	2,239,521,277	2,287,893,533	2,295,267,533	2,295,463,533	2,296,541,533	2,303,826,533	2,308,454,533
60% LAR - 40% CIR	50%	2,217,124,886	2,286,407,002	2,302,466,002	2,302,466,002	2,304,666,002	2,310,444,002	2,316,666,002
Residual Land values compared to benchmark land values		£37,186,000						
Medium Value Secondary Offices								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	2,317,472,353	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986
60% LAR - 40% CIR	5%	2,317,472,353	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986
60% LAR - 40% CIR	10%	2,317,472,353	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986
60% LAR - 40% CIR	15%	2,317,472,353	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986
60% LAR - 40% CIR	20%	2,317,472,353	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986
60% LAR - 40% CIR	25%	2,317,472,353	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986
60% LAR - 40% CIR	30%	2,317,472,353	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986
60% LAR - 40% CIR	35%	2,317,472,353	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986
60% LAR - 40% CIR	40%	2,317,472,353	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986
60% LAR - 40% CIR	45%	2,317,472,353	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986
60% LAR - 40% CIR	50%	2,317,472,353	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986	2,316,170,986
Residual Land values compared to benchmark land values		£40,420,000						
Lower Value Secondary Offices / Community Space								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	243,136,273	247,864,314	247,864,314	247,864,314	247,864,314	247,864,314	247,864,314
60% LAR - 40% CIR	10%	239,464,411	243,555,460	243,555,460	243,555,460	243,555,460	243,555,460	243,555,460
60% LAR - 40% CIR	15%	238,127,561	241,772,232	241,772,232	241,772,232	241,772,232	241,772,232	241,772,232
60% LAR - 40% CIR	20%	235,742,968	238,554,777	238,554,777	238,554,777	238,554,777	238,554,777	238,554,777
60% LAR - 40% CIR	25%	234,464,138	236,861,468	236,861,468	236,861,468	236,861,468	236,861,468	236,861,468
60% LAR - 40% CIR	30%	231,512,524	233,794,461	233,794,461	233,794,461	233,794,461	233,794,461	233,794,461
60% LAR - 40% CIR	35%	231,512,524	233,794,461	233,794,461	233,794,461	233,794,461	233,794,461	233,794,461
60% LAR - 40% CIR	40%	236,524,818	239,828,100	239,828,100	239,828,100	239,828,100	239,828,100	239,828,100
60% LAR - 40% CIR	45%	236,524,818	239,828,100	239,828,100	239,828,100	239,828,100	239,828,100	239,828,100
60% LAR - 40% CIR	50%	236,524,818	239,828,100	239,828,100	239,828,100	239,828,100	239,828,100	239,828,100
Residual Land values compared to benchmark land values		£20,691,000						
Secondary Industrial/Storage/Distribution								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	133,882,450	130,808,196	131,789,287	131,761,872	131,888,836	132,210,814	132,584,473
60% LAR - 40% CIR	10%	132,522,262	127,675,145	127,675,145	127,675,145	127,675,145	127,675,145	127,675,145
60% LAR - 40% CIR	15%	131,094,161	124,163,512	124,163,512	124,163,512	124,163,512	124,163,512	124,163,512
60% LAR - 40% CIR	20%	129,869,265	123,569,667	123,569,667	123,569,667	123,569,667	123,569,667	123,569,667
60% LAR - 40% CIR	25%	128,277,618	122,804,648	122,804,648	122,804,648	122,804,648	122,804,648	122,804,648
60% LAR - 40% CIR	30%	127,613,654	122,110,741	122,110,741	122,110,741	122,110,741	122,110,741	122,110,741
60% LAR - 40% CIR	35%	127,613,654	122,110,741	122,110,741	122,110,741	122,110,741	122,110,741	122,110,741
60% LAR - 40% CIR	40%	129,498,198	123,864,844	123,864,844	123,864,844	123,864,844	123,864,844	123,864,844
60% LAR - 40% CIR	45%	129,498,198	123,864,844	123,864,844	123,864,844	123,864,844	123,864,844	123,864,844
60% LAR - 40% CIR	50%	131,234,246	125,588,817	125,588,817	125,588,817	125,588,817	125,588,817	125,588,817

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 : 546 Flats & 4 Pitches at a rent of £119.90 per pitch per week	
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No Units	646
Site Area	2.88 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	191,187,181	185,785,174	158,585,599	158,483,189	197,211,184	197,386,338	248,011,423
60% LAR - 40% CR	10%	182,232,907	158,670,562	151,735,436	151,332,650	190,325,688	194,281,909	240,927,369
60% LAR - 40% CR	15%	175,258,719	151,482,854	144,555,509	144,154,208	183,150,949	187,131,404	233,787,213
60% LAR - 40% CR	20%	167,241,730	144,211,154	137,327,655	136,927,714	176,007,497	180,004,359	226,660,005
60% LAR - 40% CR	25%	159,152,726	136,933,680	130,051,150	129,652,449	168,855,695	172,815,827	219,254,999
60% LAR - 40% CR	30%	151,008,961	129,590,888	122,800,259	122,398,995	161,742,684	165,529,214	211,899,842
60% LAR - 40% CR	35%	142,822,424	122,181,111	115,256,214	114,855,065	154,632,193	158,384,319	204,440,316
60% LAR - 40% CR	40%	134,559,458	114,884,912	107,713,644	107,309,468	147,519,610	151,277,434	197,145,937
60% LAR - 40% CR	45%	126,283,824	107,343,774	99,253,233	98,849,835	140,407,230	144,160,697	189,830,765
60% LAR - 40% CR	50%	117,911,172	99,782,367	90,747,441	90,342,875	133,293,759	136,947,607	182,548,714
60% LAR - 40% CR	55%	93,468,698	48,413,783	-41,601,684	-41,602,074	117,093,951	120,466,747	156,989,874

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, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	4,180,897,599	4,219,243,346	4,222,362,861	4,222,362,861	4,222,362,861	4,222,362,861	4,222,362,861
60% LAR - 40% CR	5%	4,191,897,113	4,222,559,126	4,222,559,126	4,222,559,126	4,222,559,126	4,222,559,126	4,222,559,126
60% LAR - 40% CR	10%	4,205,910,401	4,235,748,336	4,235,748,336	4,235,748,336	4,235,748,336	4,235,748,336	4,235,748,336
60% LAR - 40% CR	15%	4,219,140,388	4,249,097,469	4,249,097,469	4,249,097,469	4,249,097,469	4,249,097,469	4,249,097,469
60% LAR - 40% CR	20%	4,232,019,134	4,264,239,444	4,264,239,444	4,264,239,444	4,264,239,444	4,264,239,444	4,264,239,444
60% LAR - 40% CR	25%	4,244,254,128	4,279,148,000	4,279,148,000	4,279,148,000	4,279,148,000	4,279,148,000	4,279,148,000
60% LAR - 40% CR	30%	4,256,439,458	4,294,048,000	4,294,048,000	4,294,048,000	4,294,048,000	4,294,048,000	4,294,048,000
60% LAR - 40% CR	35%	4,268,419,000	4,308,948,000	4,308,948,000	4,308,948,000	4,308,948,000	4,308,948,000	4,308,948,000
60% LAR - 40% CR	40%	4,280,283,296	4,323,848,000	4,323,848,000	4,323,848,000	4,323,848,000	4,323,848,000	4,323,848,000
60% LAR - 40% CR	45%	4,291,917,448	4,338,748,000	4,338,748,000	4,338,748,000	4,338,748,000	4,338,748,000	4,338,748,000
60% LAR - 40% CR	50%	4,303,175,622	4,353,648,000	4,353,648,000	4,353,648,000	4,353,648,000	4,353,648,000	4,353,648,000

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, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	4,317,463,873	4,306,025,118	4,311,560,354	4,311,560,354	4,311,560,354	4,311,560,354	4,311,560,354
60% LAR - 40% CR	5%	4,330,436,961	4,319,212,828	4,324,748,171	4,324,748,171	4,324,748,171	4,324,748,171	4,324,748,171
60% LAR - 40% CR	10%	4,343,408,050	4,332,400,538	4,337,935,425	4,337,935,425	4,337,935,425	4,337,935,425	4,337,935,425
60% LAR - 40% CR	15%	4,356,379,139	4,345,588,250	4,343,543,231	4,343,543,231	4,343,543,231	4,343,543,231	4,343,543,231
60% LAR - 40% CR	20%	4,369,350,228	4,358,775,962	4,351,728,912	4,351,728,912	4,351,728,912	4,351,728,912	4,351,728,912
60% LAR - 40% CR	25%	4,382,321,317	4,371,963,674	4,364,719,841	4,364,719,841	4,364,719,841	4,364,719,841	4,364,719,841
60% LAR - 40% CR	30%	4,395,292,406	4,385,151,386	4,377,905,950	4,377,905,950	4,377,905,950	4,377,905,950	4,377,905,950
60% LAR - 40% CR	35%	4,408,263,495	4,398,339,098	4,390,891,059	4,390,891,059	4,390,891,059	4,390,891,059	4,390,891,059
60% LAR - 40% CR	40%	4,421,234,584	4,411,526,810	4,404,082,168	4,404,082,168	4,404,082,168	4,404,082,168	4,404,082,168
60% LAR - 40% CR	45%	4,434,205,673	4,424,714,522	4,417,270,277	4,417,270,277	4,417,270,277	4,417,270,277	4,417,270,277
60% LAR - 40% CR	50%	4,447,176,762	4,437,902,234	4,430,461,386	4,430,461,386	4,430,461,386	4,430,461,386	4,430,461,386

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, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	4,473,177,593	4,457,739,038	4,464,274,364	4,464,274,364	4,464,274,364	4,464,274,364	4,464,274,364
60% LAR - 40% CR	5%	4,486,148,682	4,470,926,750	4,471,462,076	4,471,462,076	4,471,462,076	4,471,462,076	4,471,462,076
60% LAR - 40% CR	10%	4,499,119,771	4,484,114,462	4,482,651,388	4,482,651,388	4,482,651,388	4,482,651,388	4,482,651,388
60% LAR - 40% CR	15%	4,512,090,860	4,497,302,174	4,495,840,500	4,495,840,500	4,495,840,500	4,495,840,500	4,495,840,500
60% LAR - 40% CR	20%	4,525,061,949	4,510,489,886	4,508,929,616	4,508,929,616	4,508,929,616	4,508,929,616	4,508,929,616
60% LAR - 40% CR	25%	4,538,033,038	4,523,677,598	4,522,018,732	4,522,018,732	4,522,018,732	4,522,018,732	4,522,018,732
60% LAR - 40% CR	30%	4,551,004,127	4,536,865,310	4,535,109,848	4,535,109,848	4,535,109,848	4,535,109,848	4,535,109,848
60% LAR - 40% CR	35%	4,563,975,216	4,550,053,022	4,548,297,964	4,548,297,964	4,548,297,964	4,548,297,964	4,548,297,964
60% LAR - 40% CR	40%	4,576,946,305	4,563,240,734	4,561,486,080	4,561,486,080	4,561,486,080	4,561,486,080	4,561,486,080
60% LAR - 40% CR	45%	4,589,917,394	4,576,428,446	4,574,672,192	4,574,672,192	4,574,672,192	4,574,672,192	4,574,672,192
60% LAR - 40% CR	50%	4,602,888,483	4,589,616,158	4,587,859,300	4,587,859,300	4,587,859,300	4,587,859,300	4,587,859,300

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, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	4,633,801,129	4,609,918,918	4,615,918,918	4,615,918,918	4,615,918,918	4,615,918,918	4,615,918,918
60% LAR - 40% CR	5%	4,646,772,218	4,623,090,630	4,629,090,630	4,629,090,630	4,629,090,630	4,629,090,630	4,629,090,630
60% LAR - 40% CR	10%	4,659,743,307	4,636,262,342	4,642,262,342	4,642,262,342	4,642,262,342	4,642,262,342	4,642,262,342
60% LAR - 40% CR	15%	4,672,714,396	4,649,434,054	4,655,434,054	4,655,434,054	4,655,434,054	4,655,434,054	4,655,434,054
60% LAR - 40% CR	20%	4,685,685,485	4,662,605,766	4,668,605,766	4,668,605,766	4,668,605,766	4,668,605,766	4,668,605,766
60% LAR - 40% CR	25%	4,698,656,574	4,675,777,478	4,681,777,478	4,681,777,478	4,681,777,478	4,681,777,478	4,681,777,478
60% LAR - 40% CR	30%	4,711,627,663	4,688,949,190	4,694,949,190	4,694,949,190	4,694,949,190	4,694,949,190	4,694,949,190
60% LAR - 40% CR	35%	4,724,598,752	4,702,120,902	4,708,120,902	4,708,120,902	4,708,120,902	4,708,120,902	4,708,120,902
60% LAR - 40% CR	40%	4,737,569,841	4,715,292,614	4,715,292,614	4,715,292,614	4,715,292,614	4,715,292,614	4,715,292,614
60% LAR - 40% CR	45%	4,750,540,930	4,728,464,326	4,728,464,326	4,728,464,326	4,728,464,326	4,728,464,326	4,728,464,326
60% LAR - 40% CR	50%	4,763,512,019	4,741,636,038	4,741,636,038	4,741,636,038	4,741,636,038	4,741,636,038	4,741,636,038

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week

No Units 546
Site Area 2.88 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,235,250	£12,168,875	£13,025,175	£14,010,090	£13,574,885	£2,676,709	£12,123,285
60% LAR - 40% CIR	5%	£132,885,320	£127,607,469	£147,804	£175,358	£170,342	£1,290,054	£120,834,177
60% LAR - 40% CIR	10%	£27,485,962	£2,994,962	£4,169,234	£4,391,378	£3,549,011	£1,187,218	£15,509,600
60% LAR - 40% CIR	15%	£22,050,791	£1,690,269	£3,937,265	£3,358,485	£1,611,536	£16,746,032	£20,304,719
60% LAR - 40% CIR	20%	£16,554,702	£6,507,500	£13,756,203	£14,176,117	£15,231,130	£21,016,893	£25,166,062
60% LAR - 40% CIR	25%	£15,078,316	£11,386,072	£11,386,072	£10,111,594	£25,172,893	£26,551,488	£30,170,624
60% LAR - 40% CIR	30%	£5,358,138	£16,373,277	£23,701,554	£24,131,162	£25,205,184	£31,649,313	£35,229,385
60% LAR - 40% CIR	35%	£355,843	£21,440,135	£29,809,792	£29,368,439	£30,340,058	£36,789,764	£40,361,624
60% LAR - 40% CIR	40%	£6,220,033	£26,642,516	£34,027,807	£34,455,617	£35,525,144	£41,942,303	£45,507,592
60% LAR - 40% CIR	45%	£12,921,886	£31,890,016	£39,265,081	£39,692,178	£40,766,923	£47,186,389	£50,755,648
60% LAR - 40% CIR	50%	£16,322,357	£37,186,143	£44,551,100	£44,977,607	£46,043,876	£52,441,485	£55,565,713

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£242,959,492	£198,095,252	£176,204,941	£274,743,192	£277,454,253	£185,555,419	£267,242,204
60% LAR - 40% CIR	5%	£244,343,630	£227,832,850	£280,741,316	£281,133,762	£282,109,482	£298,588,174	£320,963,297
60% LAR - 40% CIR	10%	£251,746,756	£212,354,168	£285,367,844	£286,235,498	£287,107,171	£304,130,698	£326,509,886
60% LAR - 40% CIR	15%	£259,179,329	£202,919,038	£290,186,385	£290,367,803	£291,480,699	£320,172,192	£331,133,839
60% LAR - 40% CIR	20%	£266,640,888	£193,483,907	£295,006,302	£295,186,310	£296,309,206	£325,186,613	£336,148,980
60% LAR - 40% CIR	25%	£274,102,447	£184,052,779	£299,825,719	£299,108,134	£300,230,012	£330,199,668	£341,164,124
60% LAR - 40% CIR	30%	£281,564,006	£174,621,650	£304,645,136	£303,827,548	£304,951,844	£335,214,722	£346,179,266
60% LAR - 40% CIR	35%	£289,025,565	£165,190,521	£309,464,553	£308,646,964	£309,766,652	£340,229,780	£351,194,408
60% LAR - 40% CIR	40%	£296,487,124	£155,759,392	£314,283,967	£313,466,377	£314,578,179	£345,244,833	£356,215,551
60% LAR - 40% CIR	45%	£303,948,683	£146,328,263	£319,103,378	£318,285,788	£319,396,990	£350,266,887	£361,236,694
60% LAR - 40% CIR	50%	£311,410,242	£136,897,134	£323,922,789	£323,105,198	£324,218,200	£355,288,941	£366,257,837
60% LAR - 40% CIR	50%	£318,871,801	£127,466,005	£328,742,200	£327,924,617	£329,036,402	£360,311,000	£371,278,980

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£97,186,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£128,480,451	£165,528,862	£159,971,501	£164,886,580	£163,120,815	£187,372,388	£170,966,964
60% LAR - 40% CIR	5%	£131,810,386	£167,088,211	£164,607,876	£164,003,122	£162,666,022	£191,684,234	£173,628,861
60% LAR - 40% CIR	10%	£137,226,319	£161,709,719	£168,884,404	£169,287,058	£170,343,897	£195,683,496	£180,205,610
60% LAR - 40% CIR	15%	£142,642,252	£156,331,227	£173,166,932	£173,569,619	£174,626,458	£199,682,758	£185,800,366
60% LAR - 40% CIR	20%	£148,058,185	£150,952,735	£177,451,363	£177,854,107	£178,910,946	£203,682,020	£191,897,632
60% LAR - 40% CIR	25%	£153,474,118	£145,574,243	£181,740,794	£182,143,538	£183,200,377	£207,681,282	£197,994,898
60% LAR - 40% CIR	30%	£158,889,051	£140,195,751	£186,030,225	£186,433,069	£187,489,908	£211,680,542	£204,092,164
60% LAR - 40% CIR	35%	£164,303,984	£134,817,259	£190,320,656	£190,723,500	£191,780,339	£215,679,796	£210,194,418
60% LAR - 40% CIR	40%	£169,718,917	£129,442,767	£194,611,087	£195,013,931	£196,070,770	£219,679,050	£216,296,672
60% LAR - 40% CIR	45%	£175,133,850	£124,067,275	£198,901,518	£199,304,362	£200,367,616	£223,678,304	£221,398,926
60% LAR - 40% CIR	50%	£180,548,783	£118,691,783	£203,191,949	£203,594,793	£204,651,560	£227,677,558	£226,500,180

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£33,524,280	£108,892,131	£115,951,796	£116,334,242	£117,379,842	£122,108,694	£122,243,777
60% LAR - 40% CIR	5%	£34,141,216	£109,509,067	£116,568,732	£116,947,178	£117,992,778	£122,825,630	£122,860,713
60% LAR - 40% CIR	10%	£34,758,152	£110,125,003	£117,185,668	£117,564,114	£118,607,718	£123,542,466	£123,495,850
60% LAR - 40% CIR	15%	£35,375,088	£110,740,939	£117,802,604	£118,181,050	£119,222,662	£124,259,302	£124,208,934
60% LAR - 40% CIR	20%	£35,992,024	£111,356,875	£118,419,540	£118,795,986	£119,839,608	£124,976,138	£124,926,018
60% LAR - 40% CIR	25%	£36,608,960	£111,972,811	£119,036,476	£119,412,922	£120,456,550	£125,692,974	£125,643,098
60% LAR - 40% CIR	30%	£37,225,896	£112,588,747	£119,653,412	£119,998,858	£121,073,490	£126,409,810	£126,358,940
60% LAR - 40% CIR	35%	£37,842,832	£113,204,683	£120,270,348	£120,584,794	£121,690,432	£127,126,646	£127,079,786
60% LAR - 40% CIR	40%	£38,459,768	£113,820,619	£120,887,284	£121,170,730	£122,307,374	£127,843,482	£127,796,630
60% LAR - 40% CIR	45%	£39,076,704	£114,436,555	£121,502,220	£121,756,666	£122,924,316	£128,560,318	£128,517,472
60% LAR - 40% CIR	50%	£39,693,640	£115,052,491	£122,117,156	£122,342,602	£123,541,258	£129,277,154	£129,234,314

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,099,891	£47,162,002	£54,296,701	£54,720,790	£55,766,015	£62,971,588	£65,594,194
60% LAR - 40% CIR	5%	£21,716,827	£47,778,938	£54,913,637	£55,336,726	£56,387,951	£63,588,524	£66,211,700
60% LAR - 40% CIR	10%	£22,333,763	£48,395,874	£55,530,573	£56,053,662	£57,004,886	£64,205,859	£66,829,035
60% LAR - 40% CIR	15%	£22,950,700	£49,012,810	£56,147,509	£56,670,598	£57,621,822	£64,823,194	£67,446,370
60% LAR - 40% CIR	20%	£23,567,636	£49,629,746	£56,764,445	£57,287,534	£58,238,758	£65,440,529	£68,063,705
60% LAR - 40% CIR	25%	£24,184,572	£50,246,682	£57,381,381	£57,904,470	£58,855,694	£66,057,864	£68,681,040
60% LAR - 40% CIR	30%	£24,801,508	£50,863,618	£57,998,317	£58,521,406	£59,472,630	£66,675,199	£69,298,375
60% LAR - 40% CIR	35%	£25,418,444	£51,480,554	£58,615,253	£59,138,342	£60,089,566	£67,292,534	£69,915,710
60% LAR - 40% CIR	40%	£26,035,380	£52,097,490	£59,232,189	£59,755,278	£60,706,502	£67,909,869	£70,533,045
60% LAR - 40% CIR	45%	£26,652,316	£52,714,426	£59,849,125	£60,372,214	£61,323,438	£68,527,204	£71,150,380
60% LAR - 40% CIR	50%	£27,269,252	£53,331,362	£60,466,061	£60,989,150	£61,940,374	£69,144,539	£71,767,715

LB Camden
Local Plan Viability Testing 2025

Resit 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week

No Units	546
Site Area	2.88 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£162,619,695	£33,762,448	£26,224,878	£36,315,524	£35,263,161	£18,197,388	£15,748,005
00% LAR - 40% CIR	0%	£53,191,695	£28,187,204	£21,154,129	£20,748,698	£19,728,122	£13,616,687	£10,202,324
00% LAR - 40% CIR	10%	£48,680,213	£22,547,248	£15,534,013	£15,128,081	£14,113,244	£7,887,257	£4,964,921
00% LAR - 40% CIR	15%	£40,214,593	£16,848,530	£9,859,892	£9,450,357	£8,426,519	£2,283,491	£1,146,532
00% LAR - 40% CIR	20%	£33,684,764	£11,109,512	£4,081,276	£3,673,072	£2,652,350	£3,524,980	£7,014,512
00% LAR - 40% CIR	25%	£27,987,435	£5,381,991	£1,772,485	£1,364,817	£3,319,136	£9,487,194	£14,977,228
00% LAR - 40% CIR	30%	£20,448,812	£4920,170	£7,785,995	£8,202,740	£9,246,927	£15,518,757	£18,047,487
00% LAR - 40% CIR	35%	£13,745,701	£8,983,971	£13,871,773	£14,256,864	£15,352,053	£21,089,452	£25,281,943
00% LAR - 40% CIR	40%	£8,958,417	£12,838,740	£20,110,891	£20,530,368	£21,588,555	£27,999,342	£31,564,430
00% LAR - 40% CIR	45%	£97,287	£19,129,395	£26,911,130	£27,611,130	£24,385,341	£34,944,450	£39,544,450
00% LAR - 40% CIR	50%	£6,971,175	£25,560,008	£32,931,965	£33,358,472	£34,424,741	£40,822,350	£44,376,578

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£251,780,574	£251,486,071	£254,656,242	£254,115,299	£254,236,526	£255,071,732	£255,480,571
00% LAR - 40% CIR	0%	£258,127,425	£253,041,316	£258,074,981	£258,074,981	£261,500,998	£261,512,403	£261,512,403
00% LAR - 40% CIR	10%	£24,548,507	£25,681,474	£25,681,474	£25,681,474	£27,119,888	£27,119,888	£27,119,888
00% LAR - 40% CIR	15%	£21,014,547	£22,449,599	£21,389,228	£21,178,763	£22,862,861	£22,862,861	£22,862,861
00% LAR - 40% CIR	20%	£18,448,086	£19,341,133	£18,114,037	£17,844,424	£19,444,239	£19,444,239	£19,444,239
00% LAR - 40% CIR	25%	£15,741,885	£16,141,133	£15,011,609	£14,741,133	£16,444,239	£16,444,239	£16,444,239
00% LAR - 40% CIR	30%	£13,041,886	£13,441,133	£12,311,609	£12,041,133	£13,544,239	£13,544,239	£13,544,239
00% LAR - 40% CIR	35%	£10,341,886	£10,741,133	£9,611,609	£9,341,133	£10,844,239	£10,844,239	£10,844,239
00% LAR - 40% CIR	40%	£7,641,886	£8,041,133	£6,911,609	£6,641,133	£7,744,239	£7,744,239	£7,744,239
00% LAR - 40% CIR	45%	£4,941,886	£5,341,133	£4,211,609	£3,941,133	£4,744,239	£4,744,239	£4,744,239
00% LAR - 40% CIR	50%	£2,241,886	£2,641,133	£1,511,609	£1,241,133	£2,144,239	£2,144,239	£2,144,239

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£165,517,074	£130,833,231	£127,076,692	£138,378,896	£139,462,486	£145,538,282	£148,947,072
00% LAR - 40% CIR	0%	£111,553,085	£106,558,476	£104,541,551	£103,846,862	£104,567,558	£103,078,013	£104,464,358
00% LAR - 40% CIR	10%	£118,015,467	£142,154,432	£148,161,687	£149,587,599	£150,582,426	£159,708,353	£160,132,799
00% LAR - 40% CIR	15%	£124,487,087	£148,487,155	£154,586,169	£155,586,321	£156,581,158	£165,707,188	£166,132,712
00% LAR - 40% CIR	20%	£131,010,918	£155,586,169	£161,614,404	£162,614,404	£163,614,404	£172,740,270	£173,170,152
00% LAR - 40% CIR	25%	£137,534,245	£162,614,404	£168,642,158	£169,642,158	£170,642,158	£179,768,024	£180,197,906
00% LAR - 40% CIR	30%	£144,058,086	£169,642,158	£175,669,912	£176,669,912	£177,669,912	£186,795,788	£187,225,712
00% LAR - 40% CIR	35%	£150,581,919	£176,669,912	£182,697,666	£183,697,666	£184,697,666	£193,823,542	£194,253,466
00% LAR - 40% CIR	40%	£157,105,750	£183,697,666	£189,725,420	£190,725,420	£191,725,420	£200,851,296	£201,281,220
00% LAR - 40% CIR	45%	£163,629,581	£190,725,420	£196,753,174	£197,753,174	£198,753,174	£207,879,050	£208,309,050
00% LAR - 40% CIR	50%	£170,153,412	£197,753,174	£203,780,928	£204,780,928	£205,780,928	£214,906,804	£215,336,804

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£163,367,865	£18,222,398	£39,253,471	£39,592,329	£39,881,478	£102,792,833	£108,237,276
00% LAR - 40% CIR	0%	£89,792,387	£33,889,348	£18,016,551	£18,355,409	£18,644,558	£108,237,276	£114,681,719
00% LAR - 40% CIR	10%	£76,185,507	£39,549,708	£18,549,708	£18,888,566	£19,177,715	£114,125,169	£117,569,152
00% LAR - 40% CIR	15%	£62,724,635	£35,300,088	£19,125,324	£19,464,182	£19,753,331	£119,034,150	£122,478,133
00% LAR - 40% CIR	20%	£49,263,763	£31,050,468	£19,700,940	£19,990,098	£20,279,247	£123,943,131	£127,387,114
00% LAR - 40% CIR	25%	£35,802,891	£26,799,848	£20,276,556	£20,565,714	£20,854,863	£128,852,112	£132,296,095
00% LAR - 40% CIR	30%	£22,342,019	£22,549,228	£20,852,172	£21,141,330	£21,430,488	£133,761,093	£137,205,076
00% LAR - 40% CIR	35%	£9,881,147	£18,298,608	£21,427,788	£21,716,946	£22,006,104	£138,670,074	£142,114,057
00% LAR - 40% CIR	40%	£109,451,183	£128,248,343	£138,220,231	£139,341,986	£140,463,741	£147,874,039	£149,000,794
00% LAR - 40% CIR	45%	£115,975,015	£134,772,175	£144,744,063	£145,865,818	£146,987,573	£154,085,531	£155,212,286
00% LAR - 40% CIR	50%	£122,500,847	£141,296,007	£151,265,895	£152,387,650	£153,509,405	£160,600,089	£161,726,844

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£147,728	£26,806,421	£29,809,025	£29,515,555	£29,317,885	£46,121,492	£43,982,271
00% LAR - 40% CIR	0%	£17,660,265	£13,123,015	£13,123,015	£13,123,015	£13,123,015	£31,214,213	£29,014,015
00% LAR - 40% CIR	10%	£15,660,265	£11,123,015	£11,123,015	£11,123,015	£11,123,015	£29,214,213	£27,014,015
00% LAR - 40% CIR	15%	£13,660,265	£9,123,015	£9,123,015	£9,123,015	£9,123,015	£27,214,213	£25,014,015
00% LAR - 40% CIR	20%	£11,660,265	£7,123,015	£7,123,015	£7,123,015	£7,123,015	£25,214,213	£23,014,015
00% LAR - 40% CIR	25%	£9,660,265	£5,123,015	£5,123,015	£5,123,015	£5,123,015	£23,214,213	£21,014,015
00% LAR - 40% CIR	30%	£7,660,265	£3,123,015	£3,123,015	£3,123,015	£3,123,015	£21,214,213	£19,014,015
00% LAR - 40% CIR	35%	£5,660,265	£1,123,015	£1,123,015	£1,123,015	£1,123,015	£19,214,213	£17,014,015
00% LAR - 40% CIR	40%	£3,660,265	£0,123,015	£0,123,015	£0,123,015	£0,123,015	£17,214,213	£15,014,015
00% LAR - 40% CIR	45%	£1,660,265	£0,123,015	£0,123,015	£0,123,015	£0,123,015	£15,214,213	£13,014,015
00% LAR - 40% CIR	50%	£0,660,265	£0,123,015	£0,123,015	£0,123,015	£0,123,015	£13,214,213	£11,014,015

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week
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No Units	546
Site Area	2.88 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,988,299	£44,461,021	£37,480,864	£37,376,074	£36,065,399	£29,968,917	£20,507,139
60% LAR - 40% CIR	5%	£63,178,953	£38,372,089	£31,419,197	£31,014,851	£29,998,226	£23,884,771	£20,489,519
60% LAR - 40% CIR	10%	£56,227,089	£32,239,414	£25,261,089	£24,852,739	£23,843,631	£17,715,986	£14,369,268
60% LAR - 40% CIR	15%	£49,231,087	£26,035,781	£19,052,263	£18,647,709	£17,636,323	£11,568,005	£8,167,835
60% LAR - 40% CIR	20%	£42,191,384	£19,790,336	£12,794,433	£12,391,133	£11,362,885	£5,276,626	£1,876,421
60% LAR - 40% CIR	25%	£35,108,413	£13,431,050	£6,457,505	£6,050,389	£5,032,599	£1,990,829	£4,535,334
60% LAR - 40% CIR	30%	£27,935,811	£7,045,615	£1,355,463	£1,376,281	£1,406,960	£7,832,945	£11,113,569
60% LAR - 40% CIR	35%	£20,717,405	£650,413	£4,961,486	£5,601,057	£6,214,217	£14,271,154	£17,792,681
60% LAR - 40% CIR	40%	£13,443,538	£6,985,225	£13,265,362	£13,681,288	£14,730,214	£21,655,345	£24,562,950
60% LAR - 40% CIR	45%	£6,073,386	£12,548,999	£20,111,653	£20,800,436	£21,688,450	£27,994,818	£31,553,909
60% LAR - 40% CIR	50%	£1,404,626	£19,759,638	£27,122,398	£27,548,504	£28,615,173	£35,012,783	£38,567,011

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,114,824	£239,769,091	£235,748,659	£244,153,599	£244,184,021	£151,263,261	£254,671,952
60% LAR - 40% CIR	5%	£2,19,050,167	£242,857,031	£239,808,023	£250,214,319	£251,232,884	£221,244,349	£256,736,031
60% LAR - 40% CIR	10%	£225,002,302	£244,964,944	£245,967,431	£256,173,361	£257,187,054	£223,357,361	£260,849,919
60% LAR - 40% CIR	15%	£231,998,033	£249,193,339	£249,178,857	£262,281,411	£263,292,767	£229,461,115	£271,011,286
60% LAR - 40% CIR	20%	£248,125,707	£251,745,073	£251,745,073	£274,171,819	£275,186,321	£231,955,649	£281,103,449
60% LAR - 40% CIR	25%	£265,193,086	£254,296,806	£254,296,806	£286,158,086	£287,172,589	£244,046,806	£291,195,689
60% LAR - 40% CIR	30%	£282,260,465	£256,848,539	£256,848,539	£298,149,359	£299,163,862	£256,038,086	£301,287,929
60% LAR - 40% CIR	35%	£299,327,844	£259,400,272	£259,400,272	£310,140,632	£311,155,135	£268,030,327	£311,380,169
60% LAR - 40% CIR	40%	£316,395,223	£261,952,005	£261,952,005	£322,131,905	£323,146,408	£280,022,605	£321,472,408
60% LAR - 40% CIR	45%	£333,462,602	£264,503,738	£264,503,738	£334,123,178	£335,137,681	£292,014,882	£331,564,648
60% LAR - 40% CIR	50%	£350,530,000	£267,055,471	£267,055,471	£346,114,451	£347,128,954	£304,007,155	£341,656,889

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£84,969,454	£120,934,659	£120,934,659	£127,916,216	£127,916,216	£159,890,581	£158,136,544
60% LAR - 40% CIR	5%	£101,919,722	£128,923,951	£128,923,951	£135,905,516	£135,905,516	£177,879,826	£176,125,789
60% LAR - 40% CIR	10%	£108,969,592	£132,459,206	£132,459,206	£139,443,991	£139,443,991	£181,414,749	£179,660,712
60% LAR - 40% CIR	15%	£115,989,033	£136,000,461	£136,000,461	£142,983,246	£142,983,246	£184,954,004	£183,200,977
60% LAR - 40% CIR	20%	£122,998,506	£139,541,716	£139,541,716	£146,522,501	£146,522,501	£188,493,259	£186,740,230
60% LAR - 40% CIR	25%	£129,997,207	£143,082,971	£143,082,971	£150,061,756	£150,061,756	£192,032,514	£190,281,484
60% LAR - 40% CIR	30%	£136,995,898	£146,624,226	£146,624,226	£153,601,011	£153,601,011	£195,571,769	£193,822,739
60% LAR - 40% CIR	35%	£143,994,589	£150,165,481	£150,165,481	£157,140,266	£157,140,266	£199,111,024	£197,362,989
60% LAR - 40% CIR	40%	£150,993,280	£153,706,736	£153,706,736	£160,679,521	£160,679,521	£202,650,279	£200,904,239
60% LAR - 40% CIR	45%	£157,991,971	£157,247,991	£157,247,991	£164,218,776	£164,218,776	£206,189,534	£204,445,489
60% LAR - 40% CIR	50%	£164,990,662	£160,789,246	£160,789,246	£167,758,031	£167,758,031	£209,728,789	£207,983,739

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£13,230,847	£78,037,511	£84,999,403	£85,394,799	£85,413,374	£12,524,820	£39,020,981
60% LAR - 40% CIR	5%	£85,932,412	£84,173,126	£85,141,871	£86,110,616	£86,129,191	£12,543,841	£108,469,381
60% LAR - 40% CIR	10%	£87,178,513	£86,373,819	£87,357,337	£88,343,441	£88,362,016	£12,562,862	£108,670,482
60% LAR - 40% CIR	15%	£88,424,614	£88,574,512	£89,661,442	£90,650,146	£90,668,721	£12,581,883	£108,871,583
60% LAR - 40% CIR	20%	£89,670,715	£90,775,205	£91,862,135	£92,638,850	£92,657,425	£12,600,904	£109,072,684
60% LAR - 40% CIR	25%	£90,916,816	£92,975,898	£94,062,865	£94,627,954	£94,646,529	£12,619,925	£109,273,785
60% LAR - 40% CIR	30%	£92,162,917	£95,176,591	£96,263,552	£97,203,058	£97,221,633	£12,638,946	£109,474,886
60% LAR - 40% CIR	35%	£93,409,018	£97,377,284	£98,464,653	£99,293,162	£99,311,737	£12,657,967	£109,675,987
60% LAR - 40% CIR	40%	£94,655,119	£99,577,977	£100,661,756	£101,383,266	£101,401,841	£12,676,988	£109,877,088
60% LAR - 40% CIR	45%	£95,901,220	£101,778,670	£102,857,955	£103,473,370	£103,491,945	£12,696,009	£110,078,189
60% LAR - 40% CIR	50%	£97,147,321	£103,979,363	£105,049,134	£105,563,474	£105,582,049	£12,715,030	£110,279,290

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,755,366	£14,898,808	£21,899,418	£22,294,906	£23,285,781	£26,894,861	£39,771,791
60% LAR - 40% CIR	5%	£23,989,793	£29,098,221	£42,111,083	£42,516,571	£43,507,446	£50,116,526	£63,003,456
60% LAR - 40% CIR	10%	£25,235,894	£31,308,914	£44,321,776	£44,727,264	£45,718,139	£52,326,606	£65,204,557
60% LAR - 40% CIR	15%	£26,481,995	£33,519,607	£46,532,469	£46,937,952	£47,928,827	£54,537,299	£67,415,658
60% LAR - 40% CIR	20%	£27,728,096	£35,730,300	£48,743,162	£49,148,645	£50,139,520	£56,747,992	£69,626,759
60% LAR - 40% CIR	25%	£28,974,197	£37,941,000	£50,953,855	£51,359,338	£52,350,213	£58,958,685	£71,837,860
60% LAR - 40% CIR	30%	£30,220,298	£40,151,693	£53,164,548	£53,569,031	£54,560,906	£61,169,378	£74,048,961
60% LAR - 40% CIR	35%	£31,466,399	£42,362,386	£55,375,241	£55,780,724	£56,771,609	£63,379,071	£76,259,062
60% LAR - 40% CIR	40%	£32,712,500	£44,573,079	£57,585,934	£57,991,417	£58,982,302	£65,589,764	£78,469,163
60% LAR - 40% CIR	45%	£33,958,601	£46,783,772	£59,796,627	£60,202,110	£61,193,005	£67,799,457	£80,679,264
60% LAR - 40% CIR	50%	£35,204,702	£48,994,465	£62,007,320	£62,412,803	£63,403,698	£69,999,150	£82,889,365

LB Camden
Local Plan Viability Testing 2025

Resit 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week

No Units	546
Site Area	2.88 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,558,430	£55,199,292	£48,175,025	£67,774,645	£66,163,670	£40,597,551	£37,327,905
00% LAR - 40% CIR	0%	£73,234,048	£48,535,731	£41,562,840	£41,180,555	£40,173,092	£34,131,314	£30,757,623
00% LAR - 40% CIR	10%	£65,713,863	£41,805,187	£34,937,842	£34,538,540	£33,533,242	£27,479,643	£24,066,885
00% LAR - 40% CIR	15%	£58,247,581	£35,148,415	£28,239,513	£27,834,559	£26,823,573	£20,755,257	£17,383,970
00% LAR - 40% CIR	20%	£50,677,495	£28,580,870	£21,441,256	£21,037,958	£20,029,709	£13,980,218	£10,618,391
00% LAR - 40% CIR	25%	£43,084,143	£21,937,447	£14,566,078	£13,167,502	£12,159,814	£7,129,415	£3,736,583
00% LAR - 40% CIR	30%	£35,407,858	£14,626,355	£7,691,927	£7,285,839	£6,270,620	£1,979,304	£4,253,649
00% LAR - 40% CIR	35%	£27,671,677	£7,698,987	£975,457	£270,278	£16,001	£8,584,846	£10,427,678
00% LAR - 40% CIR	40%	£19,875,730	£592,887	£6,511,847	£6,527,773	£7,987,580	£14,206,489	£17,712,866
00% LAR - 40% CIR	45%	£12,018,050	£6,588,176	£1,620,674	£14,267,647	£15,500,078	£27,614,670	£26,344,457
00% LAR - 40% CIR	50%	£4,065,449	£14,040,021	£21,312,830	£21,739,537	£22,805,606	£29,203,215	£27,757,444

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£25,069,256	£22,069,357	£23,616,656	£23,424,474	£24,466,355	£24,551,295	£24,619,474
00% LAR - 40% CIR	0%	£207,269,072	£232,693,385	£238,648,288	£240,649,985	£241,056,028	£247,697,498	£248,411,497
00% LAR - 40% CIR	10%	£175,435,119	£179,361,033	£184,261,278	£186,862,568	£187,697,038	£192,715,232	£193,549,838
00% LAR - 40% CIR	15%	£142,281,238	£148,091,729	£152,989,037	£153,394,381	£154,458,247	£160,471,803	£161,546,819
00% LAR - 40% CIR	20%	£109,445,089	£115,297,422	£119,194,262	£119,600,321	£120,215,262	£126,228,817	£127,293,833
00% LAR - 40% CIR	25%	£76,598,977	£82,448,107	£86,344,042	£86,750,296	£87,365,236	£93,378,791	£94,393,807
00% LAR - 40% CIR	30%	£43,754,347	£49,603,255	£53,500,138	£53,906,392	£54,521,332	£60,534,887	£61,549,903
00% LAR - 40% CIR	35%	£10,910,343	£16,759,133	£20,656,016	£21,062,270	£21,677,210	£27,690,765	£28,695,781
00% LAR - 40% CIR	40%	£261,353,390	£280,638,233	£289,923,087	£291,188,893	£292,196,708	£293,458,523	£294,466,338
00% LAR - 40% CIR	45%	£102,611,060	£121,861,456	£131,111,850	£132,362,246	£133,612,642	£134,863,038	£135,870,434
00% LAR - 40% CIR	50%	£2,077,183,871	£2,057,275,141	£2,037,411,950	£2,017,548,457	£2,004,034,726	£2,010,432,335	£2,010,898,954

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£84,969,250	£108,538,085	£118,616,645	£118,851,035	£117,892,010	£123,697,659	£127,397,774
00% LAR - 40% CIR	0%	£67,461,832	£116,159,945	£123,110,840	£123,115,865	£124,522,588	£129,554,468	£133,583,027
00% LAR - 40% CIR	10%	£58,921,717	£102,830,453	£109,757,638	£109,759,340	£111,162,398	£117,216,937	£120,598,796
00% LAR - 40% CIR	15%	£50,445,089	£93,547,285	£100,474,265	£100,480,321	£101,883,381	£107,937,920	£111,319,778
00% LAR - 40% CIR	20%	£41,918,185	£84,305,810	£91,234,434	£91,237,722	£92,640,871	£100,715,463	£103,695,289
00% LAR - 40% CIR	25%	£32,617,537	£75,018,235	£81,950,652	£81,952,786	£83,355,918	£91,428,495	£94,399,037
00% LAR - 40% CIR	30%	£23,287,722	£65,686,325	£72,603,743	£72,606,743	£74,010,818	£82,083,399	£85,053,941
00% LAR - 40% CIR	35%	£13,954,203	£56,357,693	£63,009,273	£63,012,817	£64,416,891	£72,489,468	£75,459,010
00% LAR - 40% CIR	40%	£4,619,605	£47,029,793	£53,520,527	£53,524,071	£54,928,145	£62,990,720	£65,960,262
00% LAR - 40% CIR	45%	£1,527,871	£37,701,859	£44,222,334	£44,225,334	£45,629,738	£53,692,310	£56,662,852
00% LAR - 40% CIR	50%	£1,068,626,261	£1,048,691,261	£1,028,968,910	£1,009,048,657	£999,896,695	£1,006,898,695	£1,007,898,695

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£43,175,352	£57,872,892	£74,629,760	£73,229,545	£75,236,368	£82,278,288	£89,651,977
00% LAR - 40% CIR	0%	£55,337,837	£74,544,433	£93,471,736	£91,131,980	£93,350,918	£100,392,897	£107,434,774
00% LAR - 40% CIR	10%	£48,162,019	£61,261,185	£78,170,687	£76,574,641	£78,581,627	£85,623,606	£92,665,483
00% LAR - 40% CIR	20%	£40,992,305	£50,023,730	£64,860,340	£63,371,642	£65,378,651	£72,420,630	£79,462,609
00% LAR - 40% CIR	25%	£33,843,647	£40,872,153	£53,614,522	£52,126,486	£54,133,495	£61,175,474	£68,217,453
00% LAR - 40% CIR	30%	£26,694,982	£31,783,245	£44,577,673	£43,089,781	£45,096,890	£52,138,869	£59,180,848
00% LAR - 40% CIR	35%	£19,546,325	£22,636,613	£35,534,543	£34,046,507	£36,053,516	£43,105,495	£50,157,474
00% LAR - 40% CIR	40%	£12,393,807	£15,488,423	£26,489,423	£25,001,487	£26,508,496	£33,559,475	£40,611,454
00% LAR - 40% CIR	45%	£5,245,190	£8,588,727	£15,485,727	£14,000,793	£15,507,802	£22,558,781	£29,610,760
00% LAR - 40% CIR	50%	£1,124,344,151	£1,084,851,921	£1,059,225,436	£1,038,156,857	£1,026,082,008	£1,045,613,415	£1,045,613,415

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£21,365,550	£4,171,396	£11,101,845	£11,596,235	£12,591,210	£14,630,059	£22,502,974
00% LAR - 40% CIR	0%	£13,300,199	£17,726,125	£21,148,085	£21,562,585	£22,557,560	£24,596,409	£26,535,258
00% LAR - 40% CIR	10%	£11,433,051	£14,606,003	£17,770,003	£18,184,503	£19,179,478	£21,218,327	£23,157,176
00% LAR - 40% CIR	15%	£7,883,298	£10,162,485	£13,071,397	£13,485,897	£14,480,872	£16,519,721	£18,458,570
00% LAR - 40% CIR	20%	£4,863,861	£6,146,110	£8,966,024	£9,380,524	£10,375,499	£12,414,348	£14,353,197
00% LAR - 40% CIR	25%	£3,139,737	£3,793,433	£5,719,807	£6,134,307	£6,879,782	£8,918,631	£10,857,480
00% LAR - 40% CIR	30%	£2,165,542	£2,624,535	£4,145,802	£4,560,302	£5,305,777	£7,344,626	£9,283,475
00% LAR - 40% CIR	35%	£1,229,802	£1,600,801	£2,605,423	£2,980,923	£3,626,398	£5,665,246	£7,604,695
00% LAR - 40% CIR	40%	£69,465,193	£38,737,933	£95,845,727	£96,259,653	£97,267,579	£97,681,505	£97,695,431
00% LAR - 40% CIR	45%	£29,489,058	£17,460,058	£27,151,654	£27,151,654	£27,151,654	£27,151,654	£27,151,654
00% LAR - 40% CIR	50%	£35,585,431	£73,397,897	£99,651,910	£99,651,910	£99,651,910	£99,651,910	£99,651,910

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week
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No Units	546
Site Area	2.88 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,771,879	£10,796,032	£10,877,006	£10,873,218	£17,462,282	£11,396,393	£45,000,476
60% LAR - 40% CIR	5%	£83,242,725	£59,681,444	£51,746,483	£51,343,697	£50,338,735	£44,294,357	£40,938,413
60% LAR - 40% CIR	10%	£75,269,437	£51,493,902	£44,566,507	£44,162,253	£43,161,985	£37,142,451	£33,798,265
60% LAR - 40% CIR	15%	£67,252,447	£44,242,201	£37,338,302	£36,938,369	£35,938,505	£29,939,373	£26,571,220
60% LAR - 40% CIR	20%	£59,163,667	£36,944,727	£30,062,167	£29,663,496	£28,666,742	£22,627,043	£19,266,215
60% LAR - 40% CIR	25%	£51,018,872	£29,601,935	£22,701,476	£22,299,312	£21,293,800	£16,591,430	£13,201,056
60% LAR - 40% CIR	30%	£42,833,305	£22,192,326	£15,267,430	£14,866,281	£13,863,409	£7,835,769	£4,451,704
60% LAR - 40% CIR	35%	£34,604,340	£14,058,088	£7,785,031	£7,379,863	£6,368,905	£299,271	£3,134,377
60% LAR - 40% CIR	40%	£26,284,872	£7,154,990	£174,620	£233,274	£1,259,670	£7,452,874	£10,919,029
60% LAR - 40% CIR	45%	£17,622,220	£350,787	£7,855,705	£8,666,021	£15,329,991	£18,631,793	£28,637,797
60% LAR - 40% CIR	50%	£9,489,715	£8,402,045	£16,589,767	£16,070,158	£17,061,135	£26,947,816	£36,947,816

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,060,957,241	£215,433,461	£222,551,614	£222,755,904	£224,768,978	£225,452,927	£225,452,927
60% LAR - 40% CIR	5%	£1,07,989,385	£222,547,616	£229,483,673	£229,883,423	£230,892,385	£231,834,163	£232,766,737
60% LAR - 40% CIR	10%	£25,599,083	£22,753,216	£22,866,268	£22,867,914	£23,007,126	£23,007,126	£23,007,126
60% LAR - 40% CIR	15%	£21,171,812	£2,988,819	£2,988,819	£2,988,819	£2,988,819	£2,988,819	£2,988,819
60% LAR - 40% CIR	20%	£19,259,248	£1,577,183	£1,577,183	£1,577,183	£1,577,183	£1,577,183	£1,577,183
60% LAR - 40% CIR	25%	£17,346,785	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957
60% LAR - 40% CIR	30%	£15,434,316	£543,523	£543,523	£543,523	£543,523	£543,523	£543,523
60% LAR - 40% CIR	35%	£13,521,847	£27,074,139	£27,074,139	£27,074,139	£27,074,139	£27,074,139	£27,074,139
60% LAR - 40% CIR	40%	£11,609,378	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957
60% LAR - 40% CIR	45%	£9,696,909	£2,988,819	£2,988,819	£2,988,819	£2,988,819	£2,988,819	£2,988,819
60% LAR - 40% CIR	50%	£7,784,440	£2,988,819	£2,988,819	£2,988,819	£2,988,819	£2,988,819	£2,988,819

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, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£13,593,961	£38,699,925	£108,818,074	£108,222,484	£107,233,438	£113,299,287	£118,689,204
60% LAR - 40% CIR	5%	£1,402,865	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957
60% LAR - 40% CIR	10%	£89,426,243	£112,201,778	£126,128,123	£126,530,427	£127,533,885	£127,533,885	£127,533,885
60% LAR - 40% CIR	15%	£37,403,233	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478
60% LAR - 40% CIR	20%	£105,532,073	£12,750,563	£13,433,483	£13,503,184	£13,609,938	£14,209,637	£14,430,495
60% LAR - 40% CIR	25%	£113,615,808	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957
60% LAR - 40% CIR	30%	£117,065,175	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957
60% LAR - 40% CIR	35%	£130,911,340	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957
60% LAR - 40% CIR	40%	£138,403,608	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957
60% LAR - 40% CIR	45%	£146,773,480	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957
60% LAR - 40% CIR	50%	£155,145,352	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£31,186,871	£17,728,156	£494,693,117	£495,993,993	£498,072,865	£12,114,843	£17,414,843
60% LAR - 40% CIR	5%	£1,402,865	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957
60% LAR - 40% CIR	10%	£48,157,153	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478
60% LAR - 40% CIR	15%	£47,245,993	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478
60% LAR - 40% CIR	20%	£46,334,833	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478
60% LAR - 40% CIR	25%	£45,423,673	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478
60% LAR - 40% CIR	30%	£44,512,513	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478
60% LAR - 40% CIR	35%	£43,601,353	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478
60% LAR - 40% CIR	40%	£42,690,193	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478
60% LAR - 40% CIR	45%	£41,779,033	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478
60% LAR - 40% CIR	50%	£40,867,873	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478	£12,453,478

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£31,840,999	£8,465,775	£993,974	£997,694	£1,001,414	£1,005,134	£1,008,854
60% LAR - 40% CIR	5%	£1,402,865	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957
60% LAR - 40% CIR	10%	£15,598,257	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957
60% LAR - 40% CIR	15%	£17,821,557	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957
60% LAR - 40% CIR	20%	£19,054,857	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957
60% LAR - 40% CIR	25%	£20,288,157	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957
60% LAR - 40% CIR	30%	£21,521,457	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957
60% LAR - 40% CIR	35%	£22,754,757	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957
60% LAR - 40% CIR	40%	£23,988,057	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957
60% LAR - 40% CIR	45%	£25,221,357	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957
60% LAR - 40% CIR	50%	£26,454,657	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957	£1,060,957

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £87.51 per pitch per week

No Units	546
Site Area	2.89 Ha

Residual land values:

Value Area	Zone B - £90 pcf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - CIR

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	142,524,076	117,713,505	116,669,569	110,257,543	119,226,426	113,036,729	142,524,076
60% LAR - 40% CIR	10%	136,191,370	112,807,876	111,539,750	111,125,821	118,096,469	112,095,046	136,191,370
60% LAR - 40% CIR	15%	130,847,072	107,423,521	106,204,024	105,790,351	114,766,816	107,397,512	130,847,072
60% LAR - 40% CIR	20%	124,503,402	102,108,514	101,860,666	101,367,581	110,348,364	102,745,648	124,503,402
60% LAR - 40% CIR	25%	118,161,000	93,777,859	93,368,294	92,877,026	111,863,357	94,188,834	118,161,000
60% LAR - 40% CIR	30%	112,718,514	83,691,144	83,002,215	82,326,623	117,364,541	82,377,586	112,718,514
60% LAR - 40% CIR	35%	105,514,361	74,424,225,901	74,211,549	73,941,539	123,039,386	74,230,052	105,514,361
60% LAR - 40% CIR	40%	102,046	71,050,067	70,776,031	70,502,502	128,775,428	71,052,088	102,046
60% LAR - 40% CIR	45%	65,226,888	65,723,527	65,336,322	64,921,144	134,521,144	65,367,631	65,226,888
60% LAR - 40% CIR	50%	412,815,140	431,600,342	436,963,298	439,389,806	140,456,073	446,853,684	412,815,140

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	42,928,424,144	42,831,510,415	42,755,595,151	42,671,971,577	42,712,922,894	42,618,186,391	42,928,424,144
60% LAR - 40% CIR	10%	42,424,112,038	42,028,421,144	41,952,422,409	41,869,102,467	42,618,186,391	41,869,102,467	42,424,112,038
60% LAR - 40% CIR	15%	42,028,421,144	41,624,112,038	41,548,102,467	41,464,812,467	42,618,186,391	41,624,112,038	42,028,421,144
60% LAR - 40% CIR	20%	41,624,112,038	41,224,112,038	41,148,102,467	41,064,812,467	42,618,186,391	41,224,112,038	41,624,112,038
60% LAR - 40% CIR	25%	41,224,112,038	40,824,112,038	40,748,102,467	40,664,812,467	42,618,186,391	40,824,112,038	41,224,112,038
60% LAR - 40% CIR	30%	40,824,112,038	40,424,112,038	40,348,102,467	40,264,812,467	42,618,186,391	40,424,112,038	40,824,112,038
60% LAR - 40% CIR	35%	40,424,112,038	40,024,112,038	39,948,102,467	39,864,812,467	42,618,186,391	40,024,112,038	40,424,112,038
60% LAR - 40% CIR	40%	39,948,102,467	39,624,112,038	39,548,102,467	39,464,812,467	42,618,186,391	39,624,112,038	39,948,102,467
60% LAR - 40% CIR	45%	39,548,102,467	39,224,112,038	39,148,102,467	39,064,812,467	42,618,186,391	39,224,112,038	39,548,102,467
60% LAR - 40% CIR	50%	39,148,102,467	38,824,112,038	38,748,102,467	38,664,812,467	42,618,186,391	38,824,112,038	39,148,102,467

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144
60% LAR - 40% CIR	10%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144
60% LAR - 40% CIR	15%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144
60% LAR - 40% CIR	20%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144
60% LAR - 40% CIR	25%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144
60% LAR - 40% CIR	30%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144
60% LAR - 40% CIR	35%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144
60% LAR - 40% CIR	40%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144
60% LAR - 40% CIR	45%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144
60% LAR - 40% CIR	50%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396
60% LAR - 40% CIR	10%	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396
60% LAR - 40% CIR	15%	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396
60% LAR - 40% CIR	20%	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396
60% LAR - 40% CIR	25%	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396
60% LAR - 40% CIR	30%	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396
60% LAR - 40% CIR	35%	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396
60% LAR - 40% CIR	40%	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396
60% LAR - 40% CIR	45%	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396
60% LAR - 40% CIR	50%	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396	39,739,396

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144
60% LAR - 40% CIR	10%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144
60% LAR - 40% CIR	15%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144
60% LAR - 40% CIR	20%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144
60% LAR - 40% CIR	25%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144
60% LAR - 40% CIR	30%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144
60% LAR - 40% CIR	35%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144
60% LAR - 40% CIR	40%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144
60% LAR - 40% CIR	45%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144
60% LAR - 40% CIR	50%	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144	41,162,424,144

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £87.51 per pitch per week

No Units	546
Site Area	2.88 Ha

Residual land values:

Value Area	Zone B - £1,000 pcf
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - CIR

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	152,902,233	127,681,609	120,541,103	119,522,528	119,522,528	119,522,528	119,522,528
60% LAR - 40% CIR	10%	146,480,791	122,335,053	115,304,418	114,302,487	113,907,659	113,411,073	112,954,093
60% LAR - 40% CIR	15%	140,015,132	116,642,036	109,051,180	107,241,824	105,217,787	103,074,760	100,758,450
60% LAR - 40% CIR	20%	133,485,295	110,903,016	101,972,245	100,048,280	97,443,013	94,795,055	91,925,061
60% LAR - 40% CIR	25%	126,884,930	105,073,259	95,184,436	92,387,734	89,431,053	85,702,944	81,902,378
60% LAR - 40% CIR	30%	120,245,907	99,027,987	89,002,215	86,147,960	82,462,077	77,912,780	73,265,920
60% LAR - 40% CIR	35%	113,540,105	92,888,822	82,482,525	79,514,236	75,570,486	70,007,984	65,358,714
60% LAR - 40% CIR	40%	106,782,823	86,553,880	76,205,124	73,050,799	68,884,988	62,221,107	57,568,195
60% LAR - 40% CIR	45%	100,013,365	80,164,737	69,705,368	66,300,641	61,867,108	54,607,108	50,000,258
60% LAR - 40% CIR	50%	93,186,324	73,750,774	63,153,730	60,380,238	55,648,506	47,544,116	43,058,345

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	2,228,328,597	2,293,247,511	2,260,260,367	2,260,368,077	2,261,768,592	2,267,718,527	2,272,238,527
60% LAR - 40% CIR	10%	2,144,748,488	2,208,488,192	2,166,358,102	2,166,358,102	2,167,351,861	2,172,450,455	2,177,450,455
60% LAR - 40% CIR	15%	2,047,213,588	2,094,588,184	2,071,577,960	2,071,577,960	2,071,577,960	2,071,577,960	2,071,577,960
60% LAR - 40% CIR	20%	1,944,748,488	1,994,588,184	1,961,577,960	1,961,577,960	1,961,577,960	1,961,577,960	1,961,577,960
60% LAR - 40% CIR	25%	1,844,748,488	1,894,588,184	1,861,577,960	1,861,577,960	1,861,577,960	1,861,577,960	1,861,577,960
60% LAR - 40% CIR	30%	1,744,748,488	1,794,588,184	1,761,577,960	1,761,577,960	1,761,577,960	1,761,577,960	1,761,577,960
60% LAR - 40% CIR	35%	1,644,748,488	1,694,588,184	1,661,577,960	1,661,577,960	1,661,577,960	1,661,577,960	1,661,577,960
60% LAR - 40% CIR	40%	1,544,748,488	1,594,588,184	1,561,577,960	1,561,577,960	1,561,577,960	1,561,577,960	1,561,577,960
60% LAR - 40% CIR	45%	1,444,748,488	1,494,588,184	1,461,577,960	1,461,577,960	1,461,577,960	1,461,577,960	1,461,577,960
60% LAR - 40% CIR	50%	1,344,748,488	1,394,588,184	1,361,577,960	1,361,577,960	1,361,577,960	1,361,577,960	1,361,577,960

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	2,114,448,488	2,114,448,488	2,114,448,488	2,114,448,488	2,114,448,488	2,114,448,488	2,114,448,488
60% LAR - 40% CIR	10%	2,014,448,488	2,014,448,488	2,014,448,488	2,014,448,488	2,014,448,488	2,014,448,488	2,014,448,488
60% LAR - 40% CIR	15%	1,914,448,488	1,914,448,488	1,914,448,488	1,914,448,488	1,914,448,488	1,914,448,488	1,914,448,488
60% LAR - 40% CIR	20%	1,814,448,488	1,814,448,488	1,814,448,488	1,814,448,488	1,814,448,488	1,814,448,488	1,814,448,488
60% LAR - 40% CIR	25%	1,714,448,488	1,714,448,488	1,714,448,488	1,714,448,488	1,714,448,488	1,714,448,488	1,714,448,488
60% LAR - 40% CIR	30%	1,614,448,488	1,614,448,488	1,614,448,488	1,614,448,488	1,614,448,488	1,614,448,488	1,614,448,488
60% LAR - 40% CIR	35%	1,514,448,488	1,514,448,488	1,514,448,488	1,514,448,488	1,514,448,488	1,514,448,488	1,514,448,488
60% LAR - 40% CIR	40%	1,414,448,488	1,414,448,488	1,414,448,488	1,414,448,488	1,414,448,488	1,414,448,488	1,414,448,488
60% LAR - 40% CIR	45%	1,314,448,488	1,314,448,488	1,314,448,488	1,314,448,488	1,314,448,488	1,314,448,488	1,314,448,488
60% LAR - 40% CIR	50%	1,214,448,488	1,214,448,488	1,214,448,488	1,214,448,488	1,214,448,488	1,214,448,488	1,214,448,488

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	2,014,448,488	2,014,448,488	2,014,448,488	2,014,448,488	2,014,448,488	2,014,448,488	2,014,448,488
60% LAR - 40% CIR	10%	1,914,448,488	1,914,448,488	1,914,448,488	1,914,448,488	1,914,448,488	1,914,448,488	1,914,448,488
60% LAR - 40% CIR	15%	1,814,448,488	1,814,448,488	1,814,448,488	1,814,448,488	1,814,448,488	1,814,448,488	1,814,448,488
60% LAR - 40% CIR	20%	1,714,448,488	1,714,448,488	1,714,448,488	1,714,448,488	1,714,448,488	1,714,448,488	1,714,448,488
60% LAR - 40% CIR	25%	1,614,448,488	1,614,448,488	1,614,448,488	1,614,448,488	1,614,448,488	1,614,448,488	1,614,448,488
60% LAR - 40% CIR	30%	1,514,448,488	1,514,448,488	1,514,448,488	1,514,448,488	1,514,448,488	1,514,448,488	1,514,448,488
60% LAR - 40% CIR	35%	1,414,448,488	1,414,448,488	1,414,448,488	1,414,448,488	1,414,448,488	1,414,448,488	1,414,448,488
60% LAR - 40% CIR	40%	1,314,448,488	1,314,448,488	1,314,448,488	1,314,448,488	1,314,448,488	1,314,448,488	1,314,448,488
60% LAR - 40% CIR	45%	1,214,448,488	1,214,448,488	1,214,448,488	1,214,448,488	1,214,448,488	1,214,448,488	1,214,448,488
60% LAR - 40% CIR	50%	1,114,448,488	1,114,448,488	1,114,448,488	1,114,448,488	1,114,448,488	1,114,448,488	1,114,448,488

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	2,014,448,488	2,014,448,488	2,014,448,488	2,014,448,488	2,014,448,488	2,014,448,488	2,014,448,488
60% LAR - 40% CIR	10%	1,914,448,488	1,914,448,488	1,914,448,488	1,914,448,488	1,914,448,488	1,914,448,488	1,914,448,488
60% LAR - 40% CIR	15%	1,814,448,488	1,814,448,488	1,814,448,488	1,814,448,488	1,814,448,488	1,814,448,488	1,814,448,488
60% LAR - 40% CIR	20%	1,714,448,488	1,714,448,488	1,714,448,488	1,714,448,488	1,714,448,488	1,714,448,488	1,714,448,488
60% LAR - 40% CIR	25%	1,614,448,488	1,614,448,488	1,614,448,488	1,614,448,488	1,614,448,488	1,614,448,488	1,614,448,488
60% LAR - 40% CIR	30%	1,514,448,488	1,514,448,488	1,514,448,488	1,514,448,488	1,514,448,488	1,514,448,488	1,514,448,488
60% LAR - 40% CIR	35%	1,414,448,488	1,414,448,488	1,414,448,488	1,414,448,488	1,414,448,488	1,414,448,488	1,414,448,488
60% LAR - 40% CIR	40%	1,314,448,488	1,314,448,488	1,314,448,488	1,314,448,488	1,314,448,488	1,314,448,488	1,314,448,488
60% LAR - 40% CIR	45%	1,214,448,488	1,214,448,488	1,214,448,488	1,214,448,488	1,214,448,488	1,214,448,488	1,214,448,488
60% LAR - 40% CIR	50%	1,114,448,488	1,114,448,488	1,114,448,488	1,114,448,488	1,114,448,488	1,114,448,488	1,114,448,488

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 : 546 Flats & 4 Pitches at a rent of £57.51 per pitch per week		Value Area		Zone B - £1,200 paf					
No Units	646	Sales value inflation		Base					
Site Area	2.88 Ha	Build cost inflation		Base					
Residual land values:		Tenure		LAR : CIR					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
	0%	£160,510.953	£176,304.853	£185,265.244	£198,898.354	£217,998.130	£217,998.130	£217,998.130	
60% LAR - 40% CIR	5%	£161,054.488	£186,559.240	£185,809.774	£199,442.878	£218,542.665	£218,542.665	£218,542.665	
60% LAR - 40% CIR	10%	£161,598.023	£187,102.775	£186,354.309	£200,000.403	£219,097.190	£219,097.190	£219,097.190	
60% LAR - 40% CIR	15%	£162,141.558	£187,646.310	£186,908.840	£200,554.938	£219,651.725	£219,651.725	£219,651.725	
60% LAR - 40% CIR	20%	£162,685.093	£188,189.845	£187,463.371	£201,109.473	£220,206.260	£220,206.260	£220,206.260	
60% LAR - 40% CIR	25%	£163,228.628	£188,733.380	£188,017.902	£201,664.008	£220,760.795	£220,760.795	£220,760.795	
60% LAR - 40% CIR	30%	£163,772.163	£189,276.915	£188,572.433	£202,218.543	£221,315.330	£221,315.330	£221,315.330	
60% LAR - 40% CIR	35%	£164,315.698	£189,820.450	£189,126.964	£202,773.078	£221,869.865	£221,869.865	£221,869.865	
60% LAR - 40% CIR	40%	£164,859.233	£190,363.985	£189,681.495	£203,327.613	£222,424.399	£222,424.399	£222,424.399	
60% LAR - 40% CIR	45%	£165,402.768	£190,907.520	£190,236.026	£203,882.148	£222,978.934	£222,978.934	£222,978.934	
60% LAR - 40% CIR	50%	£165,946.303	£191,451.055	£190,790.557	£204,436.683	£223,533.469	£223,533.469	£223,533.469	
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
	0%	£176,304.853	£222,625.244	£231,392.854	£242,927.959	£259,817.655	£259,817.655	£259,817.655	
60% LAR - 40% CIR	5%	£176,848.388	£223,169.779	£231,937.389	£243,472.494	£260,362.190	£260,362.190	£260,362.190	
60% LAR - 40% CIR	10%	£177,392.923	£223,714.314	£232,481.924	£244,017.029	£260,906.725	£260,906.725	£260,906.725	
60% LAR - 40% CIR	15%	£177,937.458	£224,258.849	£233,026.459	£244,561.564	£261,451.260	£261,451.260	£261,451.260	
60% LAR - 40% CIR	20%	£178,481.993	£224,803.384	£233,570.994	£245,106.100	£261,995.795	£261,995.795	£261,995.795	
60% LAR - 40% CIR	25%	£179,026.528	£225,347.919	£234,115.529	£245,650.635	£262,540.330	£262,540.330	£262,540.330	
60% LAR - 40% CIR	30%	£179,571.063	£225,892.454	£234,660.064	£246,195.170	£263,084.865	£263,084.865	£263,084.865	
60% LAR - 40% CIR	35%	£180,115.598	£226,436.989	£235,204.599	£246,739.705	£263,629.400	£263,629.400	£263,629.400	
60% LAR - 40% CIR	40%	£180,660.133	£226,981.524	£235,749.134	£247,284.240	£264,173.935	£264,173.935	£264,173.935	
60% LAR - 40% CIR	45%	£181,204.668	£227,526.059	£236,293.669	£247,828.775	£264,718.470	£264,718.470	£264,718.470	
60% LAR - 40% CIR	50%	£181,749.203	£228,070.594	£236,838.204	£248,373.310	£265,263.005	£265,263.005	£265,263.005	
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
	0%	£158,174.152	£206,689.885	£215,689.885	£226,689.885	£240,689.885	£240,689.885	£240,689.885	
60% LAR - 40% CIR	5%	£158,718.687	£207,234.420	£216,234.420	£227,234.420	£241,234.420	£241,234.420	£241,234.420	
60% LAR - 40% CIR	10%	£159,263.212	£207,778.955	£216,778.955	£227,778.955	£241,778.955	£241,778.955	£241,778.955	
60% LAR - 40% CIR	15%	£159,807.747	£208,323.490	£217,323.490	£228,323.490	£242,323.490	£242,323.490	£242,323.490	
60% LAR - 40% CIR	20%	£160,352.282	£208,868.025	£217,868.025	£228,868.025	£242,868.025	£242,868.025	£242,868.025	
60% LAR - 40% CIR	25%	£160,896.817	£209,412.560	£218,412.560	£229,412.560	£243,412.560	£243,412.560	£243,412.560	
60% LAR - 40% CIR	30%	£161,441.352	£209,957.095	£218,957.095	£229,957.095	£243,957.095	£243,957.095	£243,957.095	
60% LAR - 40% CIR	35%	£161,985.887	£210,501.630	£219,501.630	£230,501.630	£244,501.630	£244,501.630	£244,501.630	
60% LAR - 40% CIR	40%	£162,530.422	£211,046.165	£220,046.165	£231,046.165	£245,046.165	£245,046.165	£245,046.165	
60% LAR - 40% CIR	45%	£163,074.957	£211,590.700	£220,590.700	£231,590.700	£245,590.700	£245,590.700	£245,590.700	
60% LAR - 40% CIR	50%	£163,619.492	£212,135.235	£221,135.235	£232,135.235	£246,135.235	£246,135.235	£246,135.235	
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
	0%	£138,174.152	£199,689.885	£208,689.885	£218,689.885	£230,689.885	£230,689.885	£230,689.885	
60% LAR - 40% CIR	5%	£138,718.687	£200,234.420	£209,234.420	£219,234.420	£231,234.420	£231,234.420	£231,234.420	
60% LAR - 40% CIR	10%	£139,263.212	£200,778.955	£209,778.955	£219,778.955	£231,778.955	£231,778.955	£231,778.955	
60% LAR - 40% CIR	15%	£139,807.747	£201,323.490	£210,323.490	£220,323.490	£232,323.490	£232,323.490	£232,323.490	
60% LAR - 40% CIR	20%	£140,352.282	£201,868.025	£210,868.025	£220,868.025	£232,868.025	£232,868.025	£232,868.025	
60% LAR - 40% CIR	25%	£140,896.817	£202,412.560	£211,412.560	£221,412.560	£233,412.560	£233,412.560	£233,412.560	
60% LAR - 40% CIR	30%	£141,441.352	£202,957.095	£211,957.095	£221,957.095	£233,957.095	£233,957.095	£233,957.095	
60% LAR - 40% CIR	35%	£141,985.887	£203,501.630	£212,501.630	£222,501.630	£234,501.630	£234,501.630	£234,501.630	
60% LAR - 40% CIR	40%	£142,530.422	£204,046.165	£213,046.165	£223,046.165	£235,046.165	£235,046.165	£235,046.165	
60% LAR - 40% CIR	45%	£143,074.957	£204,590.700	£213,590.700	£223,590.700	£235,590.700	£235,590.700	£235,590.700	
60% LAR - 40% CIR	50%	£143,619.492	£205,135.235	£214,135.235	£224,135.235	£236,135.235	£236,135.235	£236,135.235	
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
	0%	£124,179.865	£176,303.963	£183,567.586	£197,857.474	£216,387.240	£216,387.240	£216,387.240	
60% LAR - 40% CIR	5%	£124,724.399	£176,848.498	£184,112.121	£198,402.019	£216,931.775	£216,931.775	£216,931.775	
60% LAR - 40% CIR	10%	£125,268.934	£177,393.033	£184,656.656	£198,946.554	£217,476.310	£217,476.310	£217,476.310	
60% LAR - 40% CIR	15%	£125,813.469	£177,937.568	£185,201.191	£199,491.089	£218,020.845	£218,020.845	£218,020.845	
60% LAR - 40% CIR	20%	£126,357.993	£178,482.103	£185,745.726	£199,535.624	£218,565.380	£218,565.380	£218,565.380	
60% LAR - 40% CIR	25%	£126,902.528	£179,026.638	£186,290.261	£200,080.159	£219,109.915	£219,109.915	£219,109.915	
60% LAR - 40% CIR	30%	£127,447.063	£179,571.173	£186,834.796	£200,624.694	£219,654.450	£219,654.450	£219,654.450	
60% LAR - 40% CIR	35%	£127,991.598	£180,115.708	£187,379.331	£201,169.229	£220,198.985	£220,198.985	£220,198.985	
60% LAR - 40% CIR	40%	£128,536.133	£180,660.243	£187,923.866	£201,713.764	£220,743.520	£220,743.520	£220,743.520	
60% LAR - 40% CIR	45%	£129,080.668	£181,204.778	£188,468.401	£202,258.299	£221,288.055	£221,288.055	£221,288.055	
60% LAR - 40% CIR	50%	£129,625.203	£181,749.313	£189,012.936	£202,802.834	£221,832.590	£221,832.590	£221,832.590	
Residual Land values compared to benchmark land values									

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 545 Flats & 4 Pitches at a rent of £87.51 per pitch per week		Value Area		Zone B - £1,300 paf	
No Units		646		Sales value inflation	
Site Area		2.88 Ha		Build cost inflation	
Residual land values:				Tenure	
				LAR - CIR	

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £119.90 per pitch per week

No Units 646
Site Area 2.88 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£32,874,273	£7,596,087	£476,417	£63,971	£981,902	£7,310,791	£10,845,913
60% LAR - 40% CIR	5%	£27,474,314	£2,183,039	£44,186,481	£44,603,114	£1,599,554	£16,921,689	£16,921,689
60% LAR - 40% CIR	10%	£22,035,744	£1,761,848	£8,340,002	£8,370,223	£10,423,274	£16,767,549	£20,316,635
60% LAR - 40% CIR	20%	£16,543,487	£6,510,237	£13,767,941	£14,187,855	£16,243,040	£21,628,808	£25,178,191
60% LAR - 40% CIR	25%	£13,967,100	£11,464,410	£16,688,690	£16,123,593	£20,184,809	£26,361,596	£30,362,722
60% LAR - 40% CIR	30%	£9,346,921	£16,385,184	£23,713,652	£24,143,261	£26,217,282	£31,861,411	£36,341,483
60% LAR - 40% CIR	35%	£397,495	£21,452,254	£29,851,895	£30,286,338	£35,362,196	£40,781,863	£46,363,922
60% LAR - 40% CIR	40%	£6,291,770	£26,654,614	£34,039,905	£34,467,715	£39,537,242	£44,954,401	£50,519,489
60% LAR - 40% CIR	45%	£12,233,367	£31,954,133	£39,271,179	£39,704,236	£44,772,021	£49,978,468	£55,537,638
60% LAR - 40% CIR	50%	£16,534,455	£37,200,241	£44,563,168	£44,985,705	£49,650,973	£54,653,844	£60,007,811

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£15,034,236	£1,698,077,386	£1,716,216,308	£1,716,038,218	£1,717,085,842	£1,718,817,386	£1,719,454,742
60% LAR - 40% CIR	5%	£14,644,447	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039
60% LAR - 40% CIR	10%	£13,748,549	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039
60% LAR - 40% CIR	15%	£12,852,651	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039
60% LAR - 40% CIR	20%	£11,956,753	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039
60% LAR - 40% CIR	25%	£11,060,855	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039
60% LAR - 40% CIR	30%	£10,164,957	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039
60% LAR - 40% CIR	35%	£9,269,059	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039
60% LAR - 40% CIR	40%	£8,373,161	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039
60% LAR - 40% CIR	45%	£7,477,263	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039
60% LAR - 40% CIR	50%	£6,581,365	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039	£1,716,039,039

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	5%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	10%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	15%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	20%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	25%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	30%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	35%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	40%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	45%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	50%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	5%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	10%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	15%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	20%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	25%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	30%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	35%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	40%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	45%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	50%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	5%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	10%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	15%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	20%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	25%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	30%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	35%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	40%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	45%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038
60% LAR - 40% CIR	50%	£116,271,299	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038	£116,238,038

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £119.90 per pitch per week
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No Units	546
Site Area	2.88 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0% LAR - 40% CR	0%	£53,580,813	£28,175,588	£21,142,912	£20,735,482	£19,765,506	£13,605,452	£10,160,537
0% LAR - 40% CR	5%	£55,087,195	£28,175,588	£21,142,912	£20,735,482	£19,765,506	£13,605,452	£10,160,537
0% LAR - 40% CR	10%	£56,593,577	£28,175,588	£21,142,912	£20,735,482	£19,765,506	£13,605,452	£10,160,537
0% LAR - 40% CR	15%	£58,099,959	£28,175,588	£21,142,912	£20,735,482	£19,765,506	£13,605,452	£10,160,537
0% LAR - 40% CR	20%	£59,606,341	£28,175,588	£21,142,912	£20,735,482	£19,765,506	£13,605,452	£10,160,537
0% LAR - 40% CR	25%	£61,112,723	£28,175,588	£21,142,912	£20,735,482	£19,765,506	£13,605,452	£10,160,537
0% LAR - 40% CR	30%	£62,619,105	£28,175,588	£21,142,912	£20,735,482	£19,765,506	£13,605,452	£10,160,537
0% LAR - 40% CR	35%	£64,125,487	£28,175,588	£21,142,912	£20,735,482	£19,765,506	£13,605,452	£10,160,537
0% LAR - 40% CR	40%	£65,631,869	£28,175,588	£21,142,912	£20,735,482	£19,765,506	£13,605,452	£10,160,537
0% LAR - 40% CR	45%	£67,138,251	£28,175,588	£21,142,912	£20,735,482	£19,765,506	£13,605,452	£10,160,537
0% LAR - 40% CR	50%	£68,644,633	£28,175,588	£21,142,912	£20,735,482	£19,765,506	£13,605,452	£10,160,537

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), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0% LAR - 40% CR	0%	£221,781,285	£227,477,718	£254,515,407	£250,562,811	£255,587,146	£282,862,548	£285,887,728
0% LAR - 40% CR	5%	£223,138,407	£229,053,132	£256,090,498	£252,137,614	£257,162,260	£284,438,165	£287,513,185
0% LAR - 40% CR	10%	£224,494,529	£230,628,546	£257,665,189	£253,712,224	£258,736,874	£286,008,802	£289,088,824
0% LAR - 40% CR	15%	£225,850,651	£232,203,960	£259,239,880	£255,286,832	£260,311,488	£287,579,440	£290,659,483
0% LAR - 40% CR	20%	£227,206,773	£233,779,374	£260,814,571	£256,861,440	£261,886,102	£289,150,078	£292,230,144
0% LAR - 40% CR	25%	£228,562,895	£235,354,788	£262,389,262	£258,436,048	£263,460,716	£290,720,716	£293,800,805
0% LAR - 40% CR	30%	£229,919,017	£236,930,202	£263,963,953	£260,010,656	£265,035,330	£292,291,354	£295,371,466
0% LAR - 40% CR	35%	£231,275,139	£238,505,616	£265,538,644	£261,585,264	£266,609,944	£293,861,992	£296,942,127
0% LAR - 40% CR	40%	£232,631,261	£240,081,030	£267,113,335	£263,159,872	£268,184,558	£295,432,630	£298,512,788
0% LAR - 40% CR	45%	£233,987,383	£241,656,444	£268,688,026	£264,734,480	£269,759,172	£297,003,268	£300,083,449
0% LAR - 40% CR	50%	£235,343,505	£243,231,858	£270,262,717	£266,309,088	£271,333,786	£298,573,906	£301,654,110

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), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0% LAR - 40% CR	0%	£139,527,955	£133,544,278	£137,562,917	£138,581,971	£139,601,025	£145,565,558	£146,584,288
0% LAR - 40% CR	5%	£141,034,077	£135,119,692	£139,138,531	£140,157,585	£141,176,639	£147,140,192	£148,158,922
0% LAR - 40% CR	10%	£142,539,199	£136,695,106	£140,714,145	£141,733,199	£142,751,253	£148,714,746	£149,733,476
0% LAR - 40% CR	15%	£144,044,321	£138,270,520	£142,289,759	£143,308,813	£144,325,807	£150,289,300	£151,302,020
0% LAR - 40% CR	20%	£145,549,443	£139,845,934	£143,865,373	£144,884,427	£145,899,361	£151,863,854	£152,876,574
0% LAR - 40% CR	25%	£147,054,565	£141,421,348	£145,440,987	£146,459,041	£147,473,915	£153,438,408	£154,447,128
0% LAR - 40% CR	30%	£148,559,687	£142,996,762	£147,016,601	£148,034,655	£149,048,469	£155,012,962	£156,021,682
0% LAR - 40% CR	35%	£150,064,809	£144,572,176	£148,592,215	£149,609,269	£150,623,023	£156,587,516	£157,596,236
0% LAR - 40% CR	40%	£151,569,931	£146,147,590	£150,167,829	£151,183,883	£152,197,577	£158,162,070	£159,170,790
0% LAR - 40% CR	45%	£153,075,053	£147,723,004	£151,743,443	£152,759,497	£153,772,131	£159,736,624	£160,745,344
0% LAR - 40% CR	50%	£154,580,175	£149,298,418	£153,319,057	£154,335,111	£155,346,685	£161,311,178	£162,320,898

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), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0% LAR - 40% CR	0%	£149,847,475	£142,558,146	£149,965,957	£150,984,911	£151,999,865	£157,964,398	£158,979,352
0% LAR - 40% CR	5%	£151,352,597	£144,133,560	£151,540,571	£152,559,865	£153,574,819	£159,538,942	£160,553,896
0% LAR - 40% CR	10%	£152,857,719	£145,708,974	£153,106,185	£154,125,479	£155,139,423	£161,108,496	£162,123,450
0% LAR - 40% CR	15%	£154,362,841	£147,284,388	£154,671,799	£155,690,093	£156,704,037	£162,678,050	£163,693,004
0% LAR - 40% CR	20%	£155,867,963	£148,859,802	£156,237,413	£157,250,707	£158,268,591	£164,247,604	£165,257,558
0% LAR - 40% CR	25%	£157,373,085	£150,435,216	£157,803,027	£158,801,321	£159,833,145	£165,817,158	£166,827,112
0% LAR - 40% CR	30%	£158,878,207	£152,010,630	£159,368,641	£160,351,935	£161,383,759	£167,386,712	£168,396,666
0% LAR - 40% CR	35%	£160,383,329	£153,586,044	£160,934,255	£161,902,549	£162,934,373	£168,956,266	£169,966,220
0% LAR - 40% CR	40%	£161,888,451	£155,161,458	£162,500,869	£163,453,163	£164,484,987	£170,525,820	£171,535,774
0% LAR - 40% CR	45%	£163,393,573	£156,736,872	£164,066,483	£165,003,777	£166,035,591	£172,095,374	£173,105,328
0% LAR - 40% CR	50%	£164,898,695	£158,312,286	£165,632,097	£166,554,391	£167,586,205	£173,664,928	£174,675,382

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), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0% LAR - 40% CR	0%	£136,845	£126,292,474	£132,217,217	£133,232,217	£134,247,217	£146,184,741	£147,199,741
0% LAR - 40% CR	5%	£138,350,596	£127,867,888	£133,792,831	£134,807,831	£135,822,831	£147,759,295	£148,774,295
0% LAR - 40% CR	10%	£139,855,748	£129,443,302	£135,368,445	£136,383,445	£137,398,445	£149,328,849	£150,343,849
0% LAR - 40% CR	15%	£141,360,900	£131,018,716	£136,944,059	£137,959,059	£138,974,059	£150,898,403	£151,913,403
0% LAR - 40% CR	20%	£142,866,052	£132,594,130	£138,519,673	£139,534,673	£140,549,673	£152,467,957	£153,482,957
0% LAR - 40% CR	25%	£144,371,204	£134,169,544	£140,095,287	£141,110,287	£142,125,287	£154,037,511	£155,052,511
0% LAR - 40% CR	30%	£145,876,356	£135,744,958	£141,670,901	£142,685,901	£143,700,901	£155,607,065	£156,627,065
0% LAR - 40% CR	35%	£147,381,508	£137,320,372	£143,246,515	£144,256,515	£145,271,515	£157,176,619	£158,197,619
0% LAR - 40% CR	40%	£148,886,660	£138,895,786	£144,822,129	£145,832,129	£146,847,129	£158,746,173	£159,767,173
0% LAR - 40% CR	45%	£150,391,812	£140,471,200	£146,397,743	£147,407,743	£148,422,743	£160,315,727	£161,336,727
0% LAR - 40% CR	50%	£151,896,964	£142,046,614	£147,973,357	£148,983,357	£149,998,357	£161,885,281	£162,906,281

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 6 Pitches at a rent of £119.90 per pitch per week
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No Units	646
Site Area	2.88 Ha

Residual land values:

Value Area	Zone B - £1,000 paf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - CIR

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£83,168,072	£38,361,042	£31,408,150	£31,003,586	£29,985,010	£23,873,556	£20,478,303
60% LAR - 40% CIR	5%	£85,975,965	£40,489,915	£33,220,427	£32,550,474	£31,464,543	£25,127,751	£21,357,892
60% LAR - 40% CIR	10%	£88,783,858	£42,618,788	£35,039,300	£34,269,347	£33,273,416	£26,940,598	£22,804,935
60% LAR - 40% CIR	15%	£91,591,751	£44,747,661	£36,858,173	£36,078,220	£35,082,289	£28,717,643	£24,251,976
60% LAR - 40% CIR	20%	£94,399,644	£46,876,534	£38,677,046	£37,887,093	£36,891,162	£30,494,688	£25,699,017
60% LAR - 40% CIR	25%	£97,207,537	£49,005,407	£40,495,919	£39,695,966	£38,699,035	£32,271,733	£27,146,058
60% LAR - 40% CIR	30%	£100,015,430	£51,134,280	£42,314,792	£41,504,839	£40,507,908	£34,048,778	£28,593,099
60% LAR - 40% CIR	35%	£102,823,323	£53,263,153	£44,133,665	£43,313,712	£42,316,781	£35,800,868	£30,040,140
60% LAR - 40% CIR	40%	£105,631,216	£55,392,026	£45,952,538	£45,122,585	£44,125,654	£37,552,958	£31,487,181
60% LAR - 40% CIR	45%	£108,439,109	£57,520,900	£47,771,411	£46,931,458	£45,934,527	£39,305,048	£32,934,222
60% LAR - 40% CIR	50%	£111,246,992	£59,649,773	£49,590,284	£48,740,331	£47,743,400	£41,057,138	£34,381,263

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£211,103,736	£228,776,747	£245,708,756	£244,760,383	£245,170,988	£251,274,438	£254,883,198
60% LAR - 40% CIR	5%	£213,801,629	£231,484,640	£248,416,649	£247,468,276	£247,878,881	£253,982,831	£257,591,591
60% LAR - 40% CIR	10%	£216,499,522	£234,192,533	£251,124,542	£250,176,169	£250,589,476	£256,690,724	£260,299,342
60% LAR - 40% CIR	15%	£219,197,415	£236,900,426	£253,832,435	£252,884,062	£253,297,369	£259,398,617	£263,007,195
60% LAR - 40% CIR	20%	£221,895,308	£239,608,319	£256,540,328	£255,591,955	£256,005,262	£262,106,510	£265,715,048
60% LAR - 40% CIR	25%	£224,593,201	£242,316,212	£259,248,221	£258,299,848	£258,713,155	£264,814,403	£268,422,901
60% LAR - 40% CIR	30%	£227,291,094	£245,024,105	£261,956,114	£261,007,741	£261,421,042	£267,522,296	£271,130,754
60% LAR - 40% CIR	35%	£229,988,987	£247,732,000	£264,664,007	£263,715,628	£264,128,935	£269,230,191	£273,838,607
60% LAR - 40% CIR	40%	£232,686,880	£250,439,893	£267,371,900	£266,423,515	£266,836,822	£271,938,086	£276,546,460
60% LAR - 40% CIR	45%	£235,384,773	£253,147,786	£270,079,793	£269,131,402	£269,544,715	£274,645,981	£279,254,313
60% LAR - 40% CIR	50%	£238,082,666	£255,855,679	£272,787,686	£271,839,289	£272,252,608	£277,353,876	£281,962,166

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£34,603,316	£126,245,707	£137,228,364	£127,850,893	£129,941,628	£134,140,878	£138,189,738
60% LAR - 40% CIR	5%	£35,811,209	£128,463,599	£139,449,256	£129,999,786	£132,160,520	£136,360,128	£140,408,998
60% LAR - 40% CIR	10%	£37,019,102	£130,684,491	£141,669,149	£132,118,679	£134,381,413	£138,579,020	£142,629,890
60% LAR - 40% CIR	15%	£38,227,000	£132,905,384	£143,889,042	£134,277,572	£136,592,306	£140,790,912	£144,850,782
60% LAR - 40% CIR	20%	£39,434,893	£135,126,277	£146,108,935	£136,366,465	£138,803,199	£143,001,805	£147,061,675
60% LAR - 40% CIR	25%	£40,642,786	£137,347,170	£148,328,828	£138,435,558	£140,994,092	£145,212,698	£149,272,568
60% LAR - 40% CIR	30%	£41,850,679	£139,568,063	£150,548,721	£140,504,651	£143,184,985	£147,423,591	£151,483,461
60% LAR - 40% CIR	35%	£43,058,572	£141,788,956	£152,768,614	£142,573,744	£145,375,878	£149,634,484	£153,694,354
60% LAR - 40% CIR	40%	£44,266,465	£144,009,849	£154,988,507	£144,642,837	£147,566,771	£151,845,377	£155,905,247
60% LAR - 40% CIR	45%	£45,474,358	£146,230,742	£157,208,400	£146,711,930	£149,757,664	£154,056,270	£158,116,140
60% LAR - 40% CIR	50%	£46,682,251	£148,451,635	£159,428,293	£148,781,023	£151,948,557	£156,267,163	£160,327,033

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£46,334,234	£217,889,267	£216,940,784	£216,940,784	£216,940,784	£216,940,784	£216,940,784
60% LAR - 40% CIR	5%	£47,542,127	£219,100,160	£218,151,677	£218,151,677	£218,151,677	£218,151,677	£218,151,677
60% LAR - 40% CIR	10%	£48,750,020	£220,311,053	£219,362,570	£219,362,570	£219,362,570	£219,362,570	£219,362,570
60% LAR - 40% CIR	15%	£49,957,913	£221,521,946	£220,573,463	£220,573,463	£220,573,463	£220,573,463	£220,573,463
60% LAR - 40% CIR	20%	£51,165,806	£222,732,839	£221,784,356	£221,784,356	£221,784,356	£221,784,356	£221,784,356
60% LAR - 40% CIR	25%	£52,373,699	£223,943,732	£222,995,249	£222,995,249	£222,995,249	£222,995,249	£222,995,249
60% LAR - 40% CIR	30%	£53,581,592	£225,154,625	£224,206,142	£224,206,142	£224,206,142	£224,206,142	£224,206,142
60% LAR - 40% CIR	35%	£54,789,485	£226,365,518	£225,417,035	£225,417,035	£225,417,035	£225,417,035	£225,417,035
60% LAR - 40% CIR	40%	£55,997,378	£227,576,411	£226,627,928	£226,627,928	£226,627,928	£226,627,928	£226,627,928
60% LAR - 40% CIR	45%	£57,205,271	£228,787,304	£227,838,821	£227,838,821	£227,838,821	£227,838,821	£227,838,821
60% LAR - 40% CIR	50%	£58,413,164	£229,998,197	£229,049,714	£229,049,714	£229,049,714	£229,049,714	£229,049,714

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£10,744,464	£14,889,267	£12,781,264	£22,250,212	£23,716,828	£26,178,119	£26,178,119
60% LAR - 40% CIR	5%	£11,952,357	£16,097,160	£13,989,157	£23,458,105	£24,924,744	£27,386,012	£27,386,012
60% LAR - 40% CIR	10%	£13,160,250	£17,305,053	£15,197,050	£24,666,000	£26,132,638	£28,593,905	£28,593,905
60% LAR - 40% CIR	15%	£14,368,143	£18,512,946	£16,404,943	£25,873,893	£27,340,531	£29,801,798	£29,801,798
60% LAR - 40% CIR	20%	£15,576,036	£19,720,839	£17,612,836	£27,081,786	£28,548,424	£31,009,691	£31,009,691
60% LAR - 40% CIR	25%	£16,783,929	£20,928,732	£18,820,729	£28,289,679	£29,756,317	£32,217,584	£32,217,584
60% LAR - 40% CIR	30%	£17,991,822	£22,136,625	£20,028,622	£29,497,572	£30,964,210	£33,425,477	£33,425,477
60% LAR - 40% CIR	35%	£19,199,715	£23,344,518	£21,236,515	£30,705,465	£32,172,103	£34,633,370	£34,633,370
60% LAR - 40% CIR	40%	£20,407,608	£24,552,411	£22,444,408	£31,913,358	£33,380,000	£35,841,263	£35,841,263
60% LAR - 40% CIR	45%	£21,615,501	£25,760,304	£23,652,301	£33,121,251	£34,587,893	£37,049,156	£37,049,156
60% LAR - 40% CIR	50%	£22,823,394	£26,968,197	£24,860,194	£34,329,144	£35,795,786	£38,257,049	£38,257,049

LB Camden
Local Plan Viability Testing 2025

Real 16 T3 - 546 Flats & Pitches at a rent of £119.90 per pitch per week			Value Area		Zone B - £1,200 paf	
No Units Site Area			Sales value inflation Tenure		Base LAR, CIR	
Residual land values:						
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Residual Land values compared to benchmark land values Higher Value Secondary Offices					£97,649,000	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Residual Land values compared to benchmark land values Medium Value Secondary Offices					£57,186,000	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space					£40,420,000	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution					£20,691,000	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
					Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & Pitches at a rent of £119.90 per pitch per week
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No Units	646
Site Area	2.88 Ha

Residual land values:

Value Area	Zone B - £1,200 paf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - CIR

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£103,219,060	£87,907,085	£82,592,000	£79,684,915	£78,930,300	£77,729,340	£69,951,000
60% LAR - 40% CIR	5%	£103,249,360	£76,825,077	£71,548,062	£71,547,557	£70,551,293	£64,573,710	£61,252,831
60% LAR - 40% CIR	10%	£103,282,590	£70,602,914	£63,149,174	£63,149,174	£62,391,538	£56,388,832	£53,044,648
60% LAR - 40% CIR	15%	£103,351,960	£62,155,015	£55,554,472	£55,554,472	£54,115,029	£48,115,897	£44,761,048
60% LAR - 40% CIR	20%	£103,385,190	£54,021,828	£47,168,064	£47,168,063	£45,773,409	£39,762,889	£36,470,378
60% LAR - 40% CIR	25%	£103,481,537	£45,628,145	£38,775,508	£38,777,846	£37,463,997	£31,443,264	£28,170,141
60% LAR - 40% CIR	30%	£57,673,119	£37,181,233	£30,335,588	£29,588,712	£28,947,274	£22,966,660	£19,623,963
60% LAR - 40% CIR	35%	£48,363,365	£28,079,315	£21,609,240	£21,420,747	£20,424,476	£14,423,651	£11,088,224
60% LAR - 40% CIR	40%	£39,051,897	£20,114,010	£13,217,961	£12,181,491	£11,819,816	£5,807,419	£2,437,517
60% LAR - 40% CIR	45%	£29,678,474	£11,448,267	£4,547,865	£4,184,132	£3,124,846	£2,275,590	£1,408,997
60% LAR - 40% CIR	50%	£20,195,958	£2,700,855	£4,323,968	£4,733,277	£5,767,655	£11,987,547	£15,454,635

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£198,987,260	£184,226,367	£201,134,464	£201,343,347	£202,334,780	£208,526,178	£211,826,286
60% LAR - 40% CIR	5%	£117,479,760	£229,454,043	£259,281,358	£259,891,463	£259,677,827	£216,854,435	£216,854,435
60% LAR - 40% CIR	10%	£117,598,980	£210,638,308	£217,479,346	£217,479,346	£218,969,582	£226,134,486	£226,134,486
60% LAR - 40% CIR	15%	£118,071,127	£174,494,108	£174,494,108	£174,494,108	£174,494,108	£174,494,108	£174,494,108
60% LAR - 40% CIR	20%	£123,181,134	£227,207,292	£224,269,397	£224,269,397	£225,245,711	£241,749,744	£241,749,744
60% LAR - 40% CIR	25%	£123,181,134	£227,207,292	£224,269,397	£224,269,397	£225,245,711	£241,749,744	£241,749,744
60% LAR - 40% CIR	30%	£123,181,134	£227,207,292	£224,269,397	£224,269,397	£225,245,711	£241,749,744	£241,749,744
60% LAR - 40% CIR	35%	£123,181,134	£227,207,292	£224,269,397	£224,269,397	£225,245,711	£241,749,744	£241,749,744
60% LAR - 40% CIR	40%	£123,181,134	£227,207,292	£224,269,397	£224,269,397	£225,245,711	£241,749,744	£241,749,744
60% LAR - 40% CIR	45%	£123,181,134	£227,207,292	£224,269,397	£224,269,397	£225,245,711	£241,749,744	£241,749,744
60% LAR - 40% CIR	50%	£123,181,134	£227,207,292	£224,269,397	£224,269,397	£225,245,711	£241,749,744	£241,749,744

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£152,463,620	£177,694,627	£244,961,674	£245,961,397	£246,961,340	£266,961,738	£266,961,738
60% LAR - 40% CIR	5%	£152,463,620	£177,694,627	£244,961,674	£245,961,397	£246,961,340	£266,961,738	£266,961,738
60% LAR - 40% CIR	10%	£152,463,620	£177,694,627	£244,961,674	£245,961,397	£246,961,340	£266,961,738	£266,961,738
60% LAR - 40% CIR	15%	£152,463,620	£177,694,627	£244,961,674	£245,961,397	£246,961,340	£266,961,738	£266,961,738
60% LAR - 40% CIR	20%	£152,463,620	£177,694,627	£244,961,674	£245,961,397	£246,961,340	£266,961,738	£266,961,738
60% LAR - 40% CIR	25%	£152,463,620	£177,694,627	£244,961,674	£245,961,397	£246,961,340	£266,961,738	£266,961,738
60% LAR - 40% CIR	30%	£152,463,620	£177,694,627	£244,961,674	£245,961,397	£246,961,340	£266,961,738	£266,961,738
60% LAR - 40% CIR	35%	£152,463,620	£177,694,627	£244,961,674	£245,961,397	£246,961,340	£266,961,738	£266,961,738
60% LAR - 40% CIR	40%	£152,463,620	£177,694,627	£244,961,674	£245,961,397	£246,961,340	£266,961,738	£266,961,738
60% LAR - 40% CIR	45%	£152,463,620	£177,694,627	£244,961,674	£245,961,397	£246,961,340	£266,961,738	£266,961,738
60% LAR - 40% CIR	50%	£152,463,620	£177,694,627	£244,961,674	£245,961,397	£246,961,340	£266,961,738	£266,961,738

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£24,197,960	£29,468,247	£26,114,944	£26,114,944	£26,114,944	£26,114,944	£26,114,944
60% LAR - 40% CIR	5%	£24,197,960	£29,468,247	£26,114,944	£26,114,944	£26,114,944	£26,114,944	£26,114,944
60% LAR - 40% CIR	10%	£24,197,960	£29,468,247	£26,114,944	£26,114,944	£26,114,944	£26,114,944	£26,114,944
60% LAR - 40% CIR	15%	£24,197,960	£29,468,247	£26,114,944	£26,114,944	£26,114,944	£26,114,944	£26,114,944
60% LAR - 40% CIR	20%	£24,197,960	£29,468,247	£26,114,944	£26,114,944	£26,114,944	£26,114,944	£26,114,944
60% LAR - 40% CIR	25%	£24,197,960	£29,468,247	£26,114,944	£26,114,944	£26,114,944	£26,114,944	£26,114,944
60% LAR - 40% CIR	30%	£24,197,960	£29,468,247	£26,114,944	£26,114,944	£26,114,944	£26,114,944	£26,114,944
60% LAR - 40% CIR	35%	£24,197,960	£29,468,247	£26,114,944	£26,114,944	£26,114,944	£26,114,944	£26,114,944
60% LAR - 40% CIR	40%	£24,197,960	£29,468,247	£26,114,944	£26,114,944	£26,114,944	£26,114,944	£26,114,944
60% LAR - 40% CIR	45%	£24,197,960	£29,468,247	£26,114,944	£26,114,944	£26,114,944	£26,114,944	£26,114,944
60% LAR - 40% CIR	50%	£24,197,960	£29,468,247	£26,114,944	£26,114,944	£26,114,944	£26,114,944	£26,114,944

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£20,807,180	£27,670,173	£20,763,786	£20,763,786	£20,763,786	£20,763,786	£20,763,786
60% LAR - 40% CIR	5%	£20,807,180	£27,670,173	£20,763,786	£20,763,786	£20,763,786	£20,763,786	£20,763,786
60% LAR - 40% CIR	10%	£20,807,180	£27,670,173	£20,763,786	£20,763,786	£20,763,786	£20,763,786	£20,763,786
60% LAR - 40% CIR	15%	£20,807,180	£27,670,173	£20,763,786	£20,763,786	£20,763,786	£20,763,786	£20,763,786
60% LAR - 40% CIR	20%	£20,807,180	£27,670,173	£20,763,786	£20,763,786	£20,763,786	£20,763,786	£20,763,786
60% LAR - 40% CIR	25%	£20,807,180	£27,670,173	£20,763,786	£20,763,786	£20,763,786	£20,763,786	£20,763,786
60% LAR - 40% CIR	30%	£20,807,180	£27,670,173	£20,763,786	£20,763,786	£20,763,786	£20,763,786	£20,763,786
60% LAR - 40% CIR	35%	£20,807,180	£27,670,173	£20,763,786	£20,763,786	£20,763,786	£20,763,786	£20,763,786
60% LAR - 40% CIR	40%	£20,807,180	£27,670,173	£20,763,786	£20,763,786	£20,763,786	£20,763,786	£20,763,786
60% LAR - 40% CIR	45%	£20,807,180	£27,670,173	£20,763,786	£20,763,786	£20,763,786	£20,763,786	£20,763,786
60% LAR - 40% CIR	50%	£20,807,180	£27,670,173	£20,763,786	£20,763,786	£20,763,786	£20,763,786	£20,763,786

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 6 Pitches at a rent of £119.90 per pitch per week		Value Area	Zone B - £1300 paf	Sales value inflation		Base	Build cost inflation		Base
No Units	646								
Site Area	2.88 Ha								
Residual land values:									
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CR	0%	£113,258,037	£88,902,335	£82,503,320	£81,624,814	£80,628,550	£74,650,968	£71,330,089	
60% LAR - 40% CR	5%	£152,197,005	£102,704,432	£73,296,650	£72,889,130	£71,964,412	£65,990,837	£62,647,168	
60% LAR - 40% CR	10%	£186,107,125	£124,550,965	£94,125,292	£93,136,041	£91,537,910	£83,750,852	£79,876,833	
60% LAR - 40% CR	20%	£244,685,545	£162,507,940	£125,688,538	£124,304,073	£122,445,228	£108,351,748	£103,029,235	
60% LAR - 40% CR	25%	£274,783,124	£185,618,534	£146,789,405	£144,801,814	£142,467,558	£124,445,223	£118,131,070	
60% LAR - 40% CR	30%	£305,957,291	£204,670,233	£167,824,888	£165,427,713	£162,486,273	£140,481,642	£132,162,846	
60% LAR - 40% CR	35%	£326,278,355	£219,633,386	£179,802,688	£176,407,730	£172,417,746	£151,447,785	£141,111,793	
60% LAR - 40% CR	40%	£345,416,280	£236,552,586	£193,703,079	£189,303,609	£184,304,934	£162,317,882	£149,383,965	
60% LAR - 40% CR	45%	£362,512,879	£251,562,872	£208,608,320	£203,128,415	£197,122,854	£173,684,124	£158,628,026	
60% LAR - 40% CR	50%	£378,544,842	£265,544,842	£219,209,500	£212,763,763	£205,197	£185,559,618	£168,815,114	
Residual Land values compared to benchmark land values									
Higher Value Secondary Offices		£97,649,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CR	0%	£108,481,811	£103,626,427	£100,528,815	£100,528,815	£100,528,815	£100,528,815	£100,528,815	
60% LAR - 40% CR	5%	£119,811,083	£109,255,782	£106,255,782	£106,255,782	£106,255,782	£106,255,782	£106,255,782	
60% LAR - 40% CR	10%	£127,834,688	£110,079,330	£107,079,330	£107,079,330	£107,079,330	£107,079,330	£107,079,330	
60% LAR - 40% CR	15%	£131,411,408	£110,477,012	£107,108,128	£107,108,128	£107,108,128	£107,108,128	£107,108,128	
60% LAR - 40% CR	20%	£138,763,313	£110,721,180	£107,130,742	£107,130,742	£107,130,742	£107,130,742	£107,130,742	
60% LAR - 40% CR	25%	£145,454,286	£110,945,886	£107,145,886	£107,145,886	£107,145,886	£107,145,886	£107,145,886	
60% LAR - 40% CR	30%	£151,111,533	£111,133,387	£107,158,387	£107,158,387	£107,158,387	£107,158,387	£107,158,387	
60% LAR - 40% CR	35%	£155,811,335	£111,276,134	£107,168,134	£107,168,134	£107,168,134	£107,168,134	£107,168,134	
60% LAR - 40% CR	40%	£159,716,446	£111,333,333	£107,173,333	£107,173,333	£107,173,333	£107,173,333	£107,173,333	
60% LAR - 40% CR	45%	£163,716,446	£111,333,333	£107,173,333	£107,173,333	£107,173,333	£107,173,333	£107,173,333	
60% LAR - 40% CR	50%	£167,716,446	£111,333,333	£107,173,333	£107,173,333	£107,173,333	£107,173,333	£107,173,333	
Residual Land values compared to benchmark land values									
Medium Value Secondary Offices		£87,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CR	0%	£111,539,711	£107,989,387	£103,989,387	£103,989,387	£103,989,387	£103,989,387	£103,989,387	
60% LAR - 40% CR	5%	£121,457,643	£113,393,345	£109,393,345	£109,393,345	£109,393,345	£109,393,345	£109,393,345	
60% LAR - 40% CR	10%	£130,991,248	£118,545,363	£114,545,363	£114,545,363	£114,545,363	£114,545,363	£114,545,363	
60% LAR - 40% CR	15%	£139,688,648	£123,444,372	£119,444,372	£119,444,372	£119,444,372	£119,444,372	£119,444,372	
60% LAR - 40% CR	20%	£148,225,135	£128,187,740	£124,187,740	£124,187,740	£124,187,740	£124,187,740	£124,187,740	
60% LAR - 40% CR	25%	£156,611,308	£132,822,147	£128,822,147	£128,822,147	£128,822,147	£128,822,147	£128,822,147	
60% LAR - 40% CR	30%	£164,845,286	£137,445,886	£133,445,886	£133,445,886	£133,445,886	£133,445,886	£133,445,886	
60% LAR - 40% CR	35%	£172,911,335	£142,058,387	£138,058,387	£138,058,387	£138,058,387	£138,058,387	£138,058,387	
60% LAR - 40% CR	40%	£180,816,446	£146,661,333	£142,661,333	£142,661,333	£142,661,333	£142,661,333	£142,661,333	
60% LAR - 40% CR	45%	£188,545,286	£151,264,333	£147,264,333	£147,264,333	£147,264,333	£147,264,333	£147,264,333	
60% LAR - 40% CR	50%	£196,111,335	£155,867,333	£151,867,333	£151,867,333	£151,867,333	£151,867,333	£151,867,333	
Residual Land values compared to benchmark land values									
Lower Value Secondary Offices / Community Space		£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CR	0%	£18,387,907	£16,809,387	£16,809,387	£16,809,387	£16,809,387	£16,809,387	£16,809,387	
60% LAR - 40% CR	5%	£21,457,643	£19,393,345	£19,393,345	£19,393,345	£19,393,345	£19,393,345	£19,393,345	
60% LAR - 40% CR	10%	£24,708,168	£21,545,363	£21,545,363	£21,545,363	£21,545,363	£21,545,363	£21,545,363	
60% LAR - 40% CR	15%	£28,225,135	£23,822,147	£23,822,147	£23,822,147	£23,822,147	£23,822,147	£23,822,147	
60% LAR - 40% CR	20%	£31,911,308	£26,145,886	£26,145,886	£26,145,886	£26,145,886	£26,145,886	£26,145,886	
60% LAR - 40% CR	25%	£35,763,313	£28,518,387	£28,518,387	£28,518,387	£28,518,387	£28,518,387	£28,518,387	
60% LAR - 40% CR	30%	£39,763,313	£31,058,387	£31,058,387	£31,058,387	£31,058,387	£31,058,387	£31,058,387	
60% LAR - 40% CR	35%	£43,911,335	£33,761,333	£33,761,333	£33,761,333	£33,761,333	£33,761,333	£33,761,333	
60% LAR - 40% CR	40%	£48,216,446	£36,545,333	£36,545,333	£36,545,333	£36,545,333	£36,545,333	£36,545,333	
60% LAR - 40% CR	45%	£52,671,335	£39,389,333	£39,389,333	£39,389,333	£39,389,333	£39,389,333	£39,389,333	
60% LAR - 40% CR	50%	£57,276,446	£42,293,333	£42,293,333	£42,293,333	£42,293,333	£42,293,333	£42,293,333	
Residual Land values compared to benchmark land values									
Secondary Industrial/Storage/Distribution		£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CR	0%	£18,436,862	£18,277,813	£18,277,813	£18,277,813	£18,277,813	£18,277,813	£18,277,813	
60% LAR - 40% CR	5%	£21,507,137	£21,071,455	£21,071,455	£21,071,455	£21,071,455	£21,071,455	£21,071,455	
60% LAR - 40% CR	10%	£24,677,662	£23,818,810	£23,818,810	£23,818,810	£23,818,810	£23,818,810	£23,818,810	
60% LAR - 40% CR	15%	£27,947,245	£26,660,628	£26,660,628	£26,660,628	£26,660,628	£26,660,628	£26,660,628	
60% LAR - 40% CR	20%	£31,317,869	£29,602,446	£29,602,446	£29,602,446	£29,602,446	£29,602,446	£29,602,446	
60% LAR - 40% CR	25%	£34,789,446	£32,711,386	£32,711,386	£32,711,386	£32,711,386	£32,711,386	£32,711,386	
60% LAR - 40% CR	30%	£38,351,021	£35,862,326	£35,862,326	£35,862,326	£35,862,326	£35,862,326	£35,862,326	
60% LAR - 40% CR	35%	£41,992,645	£39,043,266	£39,043,266	£39,043,266	£39,043,266	£39,043,266	£39,043,266	
60% LAR - 40% CR	40%	£45,704,269	£42,254,206	£42,254,206	£42,254,206	£42,254,206	£42,254,206	£42,254,206	
60% LAR - 40% CR	45%	£49,475,893	£45,485,146	£45,485,146	£45,485,146	£45,485,146	£45,485,146	£45,485,146	
60% LAR - 40% CR	50%	£53,307,517	£48,736,086	£48,736,086	£48,736,086	£48,736,086	£48,736,086	£48,736,086	

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week

No Units	546
Site Area	2.88 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
	0%	£19,166,976	£19,166,976	£19,166,976	£19,166,976	£19,166,976	£19,166,976	£19,166,976
60% LAR - 40% CIR	0%	£32,885,320	£7,607,469	£487,804	£76,358	£3,574,885	£2,709,342	£10,834,177
60% LAR - 40% CIR	5%	£27,495,962	£2,994,962	£4,169,214	£4,391,319	£5,648,011	£11,987,416	£15,609,600
60% LAR - 40% CIR	10%	£22,050,781	£1,660,286	£3,937,265	£3,358,485	£10,411,536	£16,746,032	£20,304,719
60% LAR - 40% CIR	15%	£16,564,702	£6,507,500	£13,756,203	£10,176,117	£16,231,130	£27,676,893	£32,226,385
60% LAR - 40% CIR	20%	£10,978,916	£11,386,672	£18,667,073	£20,172,861	£26,561,486	£40,341,624	£46,170,624
60% LAR - 40% CIR	25%	£5,358,138	£16,373,277	£23,701,554	£24,131,162	£35,205,184	£51,649,313	£58,226,385
60% LAR - 40% CIR	30%	£3,651,843	£21,440,135	£28,635,702	£29,268,436	£40,340,056	£58,769,744	£66,341,624
60% LAR - 40% CIR	35%	£2,220,033	£26,642,516	£34,027,807	£34,455,617	£45,525,144	£67,507,362	£75,726,385
60% LAR - 40% CIR	40%	£1,693,016	£31,893,616	£39,366,081	£39,794,923	£50,796,389	£76,255,548	£84,476,385
60% LAR - 40% CIR	50%	£16,322,357	£37,186,143	£44,551,100	£44,977,607	£55,943,876	£82,441,485	£90,566,713

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
	0%	£97,649,000	£97,649,000	£97,649,000	£97,649,000	£97,649,000	£97,649,000	£97,649,000
60% LAR - 40% CIR	0%	£244,343,630	£237,882,851	£240,741,316	£241,153,752	£242,166,422	£244,343,630	£244,343,630
60% LAR - 40% CIR	5%	£212,176,736	£209,244,166	£216,364,464	£216,267,058	£217,553,691	£219,984,724	£222,563,867
60% LAR - 40% CIR	10%	£184,919,238	£182,919,238	£190,567,630	£190,567,630	£192,140,669	£194,771,182	£197,461,339
60% LAR - 40% CIR	15%	£164,146,078	£162,767,186	£170,366,362	£170,366,362	£172,026,342	£174,771,182	£177,563,867
60% LAR - 40% CIR	20%	£142,250,884	£140,625,792	£150,316,193	£150,316,193	£152,026,342	£154,771,182	£157,563,867
60% LAR - 40% CIR	25%	£120,355,690	£118,730,598	£130,420,993	£130,420,993	£132,130,642	£134,875,482	£137,668,167
60% LAR - 40% CIR	30%	£98,460,496	£96,835,404	£110,525,797	£110,525,797	£112,235,446	£114,980,286	£117,772,971
60% LAR - 40% CIR	35%	£76,565,302	£74,940,210	£90,630,601	£90,630,601	£92,340,250	£95,085,090	£97,877,775
60% LAR - 40% CIR	40%	£54,670,108	£53,045,016	£68,735,405	£68,735,405	£70,445,054	£73,189,894	£75,982,579
60% LAR - 40% CIR	45%	£32,774,914	£31,149,822	£46,840,209	£46,840,209	£48,549,858	£51,294,698	£54,087,383
60% LAR - 40% CIR	50%	£10,879,720	£9,254,628	£24,945,013	£24,945,013	£26,654,662	£29,399,502	£32,192,187

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
	0%	£49,420,000	£49,420,000	£49,420,000	£49,420,000	£49,420,000	£49,420,000	£49,420,000
60% LAR - 40% CIR	0%	£128,490,471	£126,526,802	£129,671,301	£129,666,595	£131,120,615	£132,572,395	£134,024,175
60% LAR - 40% CIR	5%	£113,816,386	£111,686,211	£114,207,676	£114,202,322	£115,686,022	£117,168,724	£118,650,426
60% LAR - 40% CIR	10%	£99,142,301	£96,912,126	£100,247,604	£100,242,250	£101,725,950	£103,208,652	£104,690,354
60% LAR - 40% CIR	15%	£84,468,216	£82,238,041	£86,382,682	£86,377,328	£87,861,028	£89,343,730	£90,825,432
60% LAR - 40% CIR	20%	£69,794,131	£67,563,956	£71,728,180	£71,722,826	£73,206,526	£74,689,228	£76,170,930
60% LAR - 40% CIR	25%	£55,120,046	£52,889,871	£57,092,304	£57,086,950	£58,570,650	£60,053,352	£61,535,054
60% LAR - 40% CIR	30%	£40,445,961	£38,215,786	£42,424,728	£42,419,374	£43,903,074	£45,385,776	£46,867,478
60% LAR - 40% CIR	35%	£25,771,876	£23,541,701	£27,637,160	£27,631,806	£29,105,506	£30,588,208	£32,069,910
60% LAR - 40% CIR	40%	£11,097,791	£9,867,616	£13,962,068	£13,956,714	£15,430,414	£16,913,116	£18,394,818
60% LAR - 40% CIR	45%	£2,423,706	£1,193,531	£3,227,980	£3,222,626	£4,696,326	£6,179,028	£7,660,730
60% LAR - 40% CIR	50%	£16,322,357	£14,092,182	£17,246,980	£17,241,626	£18,715,326	£20,198,028	£21,679,730

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
	0%	£29,174,371	£19,240,722	£111,385,421	£111,789,510	£112,834,726	£113,098,369	£113,362,012
60% LAR - 40% CIR	0%	£84,468,216	£82,238,041	£86,382,682	£86,377,328	£87,861,028	£89,343,730	£90,825,432
60% LAR - 40% CIR	5%	£74,819,238	£72,589,063	£76,733,282	£76,727,928	£78,211,628	£79,694,330	£81,176,032
60% LAR - 40% CIR	10%	£65,170,260	£62,940,085	£67,084,282	£67,078,928	£68,562,628	£70,045,330	£71,527,032
60% LAR - 40% CIR	15%	£55,521,282	£53,291,107	£57,438,380	£57,433,026	£58,916,726	£60,399,428	£61,881,130
60% LAR - 40% CIR	20%	£45,872,304	£43,642,129	£47,789,472	£47,784,118	£49,267,818	£50,750,520	£52,232,222
60% LAR - 40% CIR	25%	£36,223,326	£33,993,151	£38,146,564	£38,141,210	£39,624,910	£41,107,612	£42,589,314
60% LAR - 40% CIR	30%	£26,574,348	£24,344,173	£28,503,656	£28,498,302	£29,982,002	£31,464,704	£32,946,406
60% LAR - 40% CIR	35%	£16,925,370	£14,695,195	£18,862,748	£18,857,394	£20,341,094	£21,823,796	£23,305,498
60% LAR - 40% CIR	40%	£7,276,392	£5,046,217	£11,219,840	£11,214,486	£12,698,186	£14,180,888	£15,662,590
60% LAR - 40% CIR	45%	£2,423,706	£1,193,531	£3,227,980	£3,222,626	£4,696,326	£6,179,028	£7,660,730
60% LAR - 40% CIR	50%	£16,322,357	£14,092,182	£17,246,980	£17,241,626	£18,715,326	£20,198,028	£21,679,730

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
	0%	£21,089,611	£14,166,004	£54,366,761	£54,770,786	£55,786,012	£56,050,655	£56,315,298
60% LAR - 40% CIR	0%	£24,444,361	£12,514,611	£58,843,074	£59,247,099	£60,262,325	£60,526,968	£60,791,611
60% LAR - 40% CIR	5%	£21,840,516	£9,334,616	£54,299,604	£54,703,629	£55,718,855	£55,983,498	£56,248,141
60% LAR - 40% CIR	10%	£19,236,671	£6,730,771	£50,755,136	£51,159,161	£52,174,387	£52,439,030	£52,703,673
60% LAR - 40% CIR	15%	£16,632,826	£4,126,926	£47,210,668	£47,614,693	£48,630,919	£48,895,562	£49,160,205
60% LAR - 40% CIR	20%	£14,028,981	£1,523,081	£43,666,200	£44,070,225	£45,086,451	£45,351,094	£45,615,737
60% LAR - 40% CIR	25%	£11,425,136	£8,925,236	£40,121,732	£40,525,757	£41,541,983	£41,806,626	£42,071,269
60% LAR - 40% CIR	30%	£8,821,291	£6,321,391	£36,577,264	£36,981,289	£37,997,515	£38,262,158	£38,526,801
60% LAR - 40% CIR	35%	£6,217,446	£3,717,546	£33,032,796	£33,436,821	£34,453,047	£34,717,690	£34,982,333
60% LAR - 40% CIR	40%	£3,613,601	£1,113,701	£29,488,328	£29,892,353	£30,908,579	£31,173,222	£31,437,865
60% LAR - 40% CIR	45%	£1,009,756	£5,922,886	£26,943,860	£27,347,885	£28,364,111	£28,628,754	£28,893,397
60% LAR - 40% CIR	50%	£77,664,977	£96,616,929	£109,569,989	£109,564,495	£109,564,495	£109,564,495	£109,564,495

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week
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No Units	546
Site Area	2.88 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£10,986,299	£34,461,021	£37,480,264	£37,776,074	£38,065,099	£38,354,124	£38,643,149
60% LAR - 40% CIR	5%	£83,178,953	£38,372,089	£31,419,197	£31,014,851	£29,998,226	£29,884,771	£29,489,519
60% LAR - 40% CIR	10%	£56,227,088	£32,239,474	£25,261,089	£24,855,739	£23,840,831	£23,727,386	£23,369,248
60% LAR - 40% CIR	15%	£49,231,087	£26,035,781	£19,052,263	£18,647,709	£17,638,323	£17,524,878	£17,187,835
60% LAR - 40% CIR	20%	£42,161,364	£19,750,336	£12,794,433	£12,391,133	£11,382,685	£11,269,240	£10,942,421
60% LAR - 40% CIR	25%	£35,108,413	£13,431,090	£6,487,505	£6,084,388	£5,075,939	£4,962,494	£4,635,334
60% LAR - 40% CIR	30%	£27,955,811	£7,045,615	£3,483	£3,080	£2,071,481	£1,958,036	£1,630,876
60% LAR - 40% CIR	35%	£20,717,406	£5,051,413	£4,961,486	£4,558,206	£3,549,757	£3,436,312	£3,109,152
60% LAR - 40% CIR	40%	£13,443,538	£6,085,225	£13,269,362	£13,681,288	£14,730,214	£14,616,769	£14,289,609
60% LAR - 40% CIR	45%	£8,073,388	£12,588,999	£13,688,650	£13,688,650	£17,994,818	£17,994,818	£17,994,818
60% LAR - 40% CIR	50%	£1,404,626	£19,759,638	£27,122,388	£27,548,504	£28,615,173	£28,615,173	£28,615,173

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£11,142,224	£35,959,951	£37,438,672	£37,734,482	£38,023,507	£38,312,532	£38,601,557
60% LAR - 40% CIR	5%	£2,150,507	£24,267,031	£24,808,924	£24,244,319	£23,123,894	£22,909,449	£22,489,001
60% LAR - 40% CIR	10%	£108,468,262	£24,494,494	£19,433,691	£19,028,978	£18,014,146	£17,900,701	£17,500,472
60% LAR - 40% CIR	15%	£21,598,753	£22,193,339	£18,178,337	£17,763,621	£16,748,797	£16,635,352	£16,235,123
60% LAR - 40% CIR	20%	£12,291,276	£16,487,284	£14,687,927	£14,273,211	£13,258,387	£13,144,942	£12,744,713
60% LAR - 40% CIR	25%	£248,120,702	£27,798,033	£24,771,618	£24,356,902	£23,342,078	£23,228,633	£22,828,404
60% LAR - 40% CIR	30%	£253,293,303	£274,183,509	£261,163,852	£257,149,137	£247,134,421	£246,019,976	£242,019,688
60% LAR - 40% CIR	35%	£106,611,714	£266,064,707	£247,956,086	£243,741,368	£236,526,652	£235,412,207	£231,411,919
60% LAR - 40% CIR	40%	£267,785,944	£267,314,345	£264,494,488	£264,910,498	£265,993,334	£265,284,465	£265,822,076
60% LAR - 40% CIR	45%	£273,155,172	£274,078,075	£270,340,723	£267,367,345	£265,478,478	£265,223,638	£265,789,487
60% LAR - 40% CIR	50%	£267,833,745	£265,868,758	£268,351,618	£268,778,024	£269,844,235	£269,844,235	£269,844,235

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£84,969,424	£120,224,659	£127,215,216	£127,510,902	£128,630,261	£128,925,947	£129,221,633
60% LAR - 40% CIR	5%	£101,516,727	£108,324,591	£103,276,483	£103,580,978	£104,699,454	£104,910,899	£105,226,391
60% LAR - 40% CIR	10%	£108,468,262	£104,494,494	£104,433,691	£104,355,821	£105,474,146	£105,285,691	£105,300,472
60% LAR - 40% CIR	15%	£115,464,593	£108,659,899	£104,643,417	£104,565,547	£105,684,872	£105,496,417	£105,511,203
60% LAR - 40% CIR	20%	£122,460,926	£114,819,344	£108,802,247	£108,724,377	£109,843,702	£109,655,247	£109,670,033
60% LAR - 40% CIR	25%	£129,267,267	£131,284,633	£118,238,175	£118,160,305	£119,279,630	£119,091,175	£119,105,961
60% LAR - 40% CIR	30%	£136,073,608	£148,709,889	£136,163,852	£136,085,982	£137,205,307	£137,016,852	£137,031,638
60% LAR - 40% CIR	35%	£143,878,274	£164,131,267	£171,257,148	£171,179,278	£172,298,603	£172,120,148	£172,134,934
60% LAR - 40% CIR	40%	£151,252,144	£170,703,505	£177,365,042	£177,287,172	£178,406,497	£178,228,042	£178,242,828
60% LAR - 40% CIR	45%	£158,626,073	£177,244,273	£184,428,075	£184,350,205	£185,469,530	£185,291,075	£185,305,861
60% LAR - 40% CIR	50%	£166,190,395	£184,855,818	£191,918,078	£191,840,208	£192,959,533	£192,781,078	£192,795,864

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£48,343,364	£71,848,579	£78,929,136	£79,233,526	£80,344,351	£80,648,741	£80,953,131
60% LAR - 40% CIR	5%	£53,293,847	£18,037,811	£84,993,493	£85,297,883	£86,408,708	£86,713,098	£87,017,488
60% LAR - 40% CIR	10%	£60,182,512	£84,173,128	£91,147,911	£91,452,301	£92,563,126	£92,867,516	£93,171,906
60% LAR - 40% CIR	15%	£67,175,213	£90,273,878	£97,218,333	£97,522,723	£98,633,548	£98,937,938	£99,242,328
60% LAR - 40% CIR	20%	£74,216,053	£96,053,364	£103,263,167	£103,567,557	£104,678,382	£104,982,772	£105,287,162
60% LAR - 40% CIR	25%	£81,261,387	£102,979,550	£109,292,095	£109,596,485	£110,707,310	£111,011,700	£111,316,090
60% LAR - 40% CIR	30%	£88,312,389	£109,904,865	£116,314,137	£116,618,527	£117,729,352	£118,033,742	£118,338,132
60% LAR - 40% CIR	35%	£95,362,194	£116,849,187	£122,971,098	£123,275,488	£124,386,313	£124,690,703	£124,995,093
60% LAR - 40% CIR	40%	£102,393,645	£123,804,509	£129,116,602	£129,421,002	£130,531,827	£130,836,217	£131,140,607
60% LAR - 40% CIR	45%	£110,338,232	£125,255,495	£136,521,253	£136,825,643	£137,936,468	£138,240,858	£138,545,248
60% LAR - 40% CIR	50%	£117,818,228	£136,165,228	£143,918,998	£144,223,388	£145,334,213	£145,638,603	£145,942,993

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£10,255,366	£14,898,891	£21,855,616	£22,244,896	£23,355,721	£23,745,001	£24,134,281
60% LAR - 40% CIR	5%	£13,848,073	£20,050,751	£27,010,081	£27,399,361	£28,510,186	£28,900,466	£29,290,746
60% LAR - 40% CIR	10%	£15,763,762	£24,094,458	£34,069,197	£34,458,477	£35,569,302	£35,958,582	£36,347,862
60% LAR - 40% CIR	15%	£17,889,293	£27,094,458	£40,100,177	£40,489,457	£41,599,282	£41,988,562	£42,377,842
60% LAR - 40% CIR	20%	£17,138,266	£30,574,544	£46,131,157	£46,520,437	£47,630,262	£48,019,542	£48,408,822
60% LAR - 40% CIR	25%	£21,222,597	£33,574,544	£52,162,137	£52,551,417	£53,661,242	£54,050,522	£54,439,802
60% LAR - 40% CIR	30%	£21,560,569	£35,585,525	£54,173,118	£54,562,398	£55,672,223	£56,061,503	£56,450,783
60% LAR - 40% CIR	35%	£28,813,474	£38,770,467	£60,822,340	£61,211,620	£62,321,445	£62,710,725	£63,100,005
60% LAR - 40% CIR	40%	£45,867,844	£42,418,105	£74,586,242	£74,975,522	£76,085,347	£76,474,627	£76,863,907
60% LAR - 40% CIR	45%	£53,257,512	£72,179,773	£79,442,533	£79,831,813	£80,941,638	£81,330,918	£81,720,198
60% LAR - 40% CIR	50%	£60,549,666	£79,096,418	£86,463,978	£86,853,258	£87,963,083	£88,352,363	£88,741,643

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week	
No Units	546
Site Area	2.88 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%		£10,586,420	£55,199,202	£48,175,025	£47,774,645	£46,653,070	£40,597,851	£37,327,505
60% LAR - 40% CR	5%	£73,294,048	£48,535,731	£41,582,840	£41,180,055	£40,173,082	£34,131,314	£30,757,623
60% LAR - 40% CR	10%	£65,773,863	£41,865,187	£34,931,842	£34,528,540	£33,523,282	£27,479,843	£24,066,885
60% LAR - 40% CR	15%	£58,247,581	£35,146,415	£28,239,513	£27,834,559	£26,823,573	£20,755,257	£17,383,970
60% LAR - 40% CR	20%	£50,677,456	£28,385,810	£21,441,256	£21,037,558	£20,026,768	£14,680,218	£11,619,391
60% LAR - 40% CR	25%	£43,084,143	£21,537,447	£14,586,075	£14,182,814	£13,172,502	£7,129,415	£3,736,383
60% LAR - 40% CR	30%	£35,407,858	£14,626,355	£7,691,927	£7,285,839	£6,270,620	£1,000,000	£0,000,000
60% LAR - 40% CR	35%	£27,814,177	£7,669,387	£0,745,457	£0,341,401	£0,326,446	£0,000,000	£0,000,000
60% LAR - 40% CR	40%	£19,875,730	£0,682,887	£0,511,847	£0,527,773	£0,567,580	£14,206,489	£17,712,966
60% LAR - 40% CR	45%	£12,018,658	£0,586,178	£0,500,078	£0,500,078	£0,500,078	£25,163,442	£25,163,442
60% LAR - 40% CR	50%	£4,056,449	£14,040,141	£21,312,830	£21,739,537	£22,805,606	£29,203,215	£32,757,444

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

		£37,648,000						
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%		£25,945,258	£22,945,151	£21,651,671	£21,254,214	£20,053,335	£15,121,291	£12,000,000
60% LAR - 40% CR	5%	£20,740,072	£22,030,385	£23,648,246	£23,240,985	£22,039,028	£20,737,858	£20,000,000
60% LAR - 40% CR	10%	£15,415,112	£12,948,493	£12,948,493	£12,948,493	£12,948,493	£12,948,493	£12,948,493
60% LAR - 40% CR	15%	£10,281,738	£7,981,738	£7,981,738	£7,981,738	£7,981,738	£7,981,738	£7,981,738
60% LAR - 40% CR	20%	£5,147,118	£2,981,738	£2,981,738	£2,981,738	£2,981,738	£2,981,738	£2,981,738
60% LAR - 40% CR	25%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	30%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	35%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	40%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	45%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	50%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

		£37,196,000						
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%		£24,959,258	£21,959,151	£20,665,671	£20,268,214	£19,067,335	£14,135,291	£11,014,000
60% LAR - 40% CR	5%	£19,754,072	£21,048,385	£22,656,446	£22,249,185	£21,048,208	£19,737,038	£19,000,000
60% LAR - 40% CR	10%	£14,629,112	£12,960,493	£12,960,493	£12,960,493	£12,960,493	£12,960,493	£12,960,493
60% LAR - 40% CR	15%	£9,504,738	£7,981,738	£7,981,738	£7,981,738	£7,981,738	£7,981,738	£7,981,738
60% LAR - 40% CR	20%	£4,380,118	£2,981,738	£2,981,738	£2,981,738	£2,981,738	£2,981,738	£2,981,738
60% LAR - 40% CR	25%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	30%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	35%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	40%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	45%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	50%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

		£40,420,000						
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%		£24,773,175	£21,773,068	£20,479,588	£20,082,131	£18,881,252	£13,949,208	£10,828,000
60% LAR - 40% CR	5%	£19,568,000	£20,862,301	£22,469,362	£22,071,905	£20,871,026	£19,560,856	£18,828,000
60% LAR - 40% CR	10%	£14,363,040	£15,657,341	£17,264,402	£16,866,945	£15,666,066	£14,355,896	£13,644,000
60% LAR - 40% CR	15%	£9,158,080	£10,452,381	£12,059,442	£11,661,985	£10,461,106	£9,150,926	£8,440,000
60% LAR - 40% CR	20%	£3,953,120	£5,247,421	£6,854,502	£6,457,045	£5,256,226	£3,945,966	£3,234,000
60% LAR - 40% CR	25%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	30%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	35%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	40%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	45%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	50%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

		£20,801,000						
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%		£21,255,556	£21,771,068	£21,011,885	£20,614,428	£19,413,549	£14,481,505	£11,360,000
60% LAR - 40% CR	5%	£16,050,381	£16,565,893	£15,806,710	£15,409,253	£14,208,374	£13,297,329	£12,586,000
60% LAR - 40% CR	10%	£10,845,206	£11,361,303	£10,602,027	£10,204,570	£9,003,691	£8,092,646	£7,381,000
60% LAR - 40% CR	15%	£5,640,031	£6,156,243	£5,396,967	£5,000,510	£3,799,631	£2,888,586	£2,177,000
60% LAR - 40% CR	20%	£0,434,856	£0,939,783	£0,180,492	£0,182,935	£0,182,935	£0,182,935	£0,182,935
60% LAR - 40% CR	25%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	30%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	35%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	40%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	45%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	50%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000

LB Camden
Local Plan Viability Testing 2025

Res 161 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week
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No Units	546
Site Area	2.88 Ha

Residual land values:

Value Area	Zone B - £150 pcf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR + CIR

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£107,971,979	£36,796,055	£58,877,005	£58,877,005	£57,482,242	£57,396,393	£45,005,276
60% LAR - 40% CIR	5%	£83,242,725	£39,681,444	£51,746,483	£51,746,483	£50,338,735	£44,294,957	£40,938,413
60% LAR - 40% CIR	10%	£75,269,437	£51,493,902	£44,566,157	£44,165,253	£43,161,995	£37,142,451	£33,798,263
60% LAR - 40% CIR	15%	£67,252,447	£44,242,207	£37,338,302	£36,938,360	£35,938,595	£29,939,373	£26,571,220
60% LAR - 40% CIR	20%	£59,163,667	£36,544,727	£30,062,197	£29,663,496	£28,666,742	£22,627,043	£19,266,215
60% LAR - 40% CIR	25%	£51,018,872	£29,601,535	£22,701,476	£22,299,312	£21,293,909	£15,261,430	£11,910,055
60% LAR - 40% CIR	30%	£42,833,305	£22,192,326	£15,267,430	£14,866,281	£13,863,409	£7,835,789	£4,451,704
60% LAR - 40% CIR	35%	£34,604,340	£14,656,088	£7,765,051	£7,376,823	£6,366,905	£298,221	£13,134,377
60% LAR - 40% CIR	40%	£26,294,872	£7,154,990	£174,620	£223,274	£1,259,870	£7,452,974	£10,919,029
60% LAR - 40% CIR	45%	£17,802,226	£30,187	£69,666,626	£69,666,626	£69,666,626	£19,329,991	£16,831,797
60% LAR - 40% CIR	50%	£9,499,715	£8,402,045	£15,569,767	£16,070,158	£17,061,135	£23,363,648	£26,947,876

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£37,649,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£186,224	£31,432,467	£229,511,671	£229,511,671	£229,511,671	£229,511,671	£229,511,671
60% LAR - 40% CIR	5%	£107,969,395	£222,547,676	£229,488,637	£229,488,637	£230,862,423	£230,862,423	£230,862,423
60% LAR - 40% CIR	10%	£99,469,643	£111,201,778	£129,694,123	£129,694,123	£129,694,123	£129,694,123	£129,694,123
60% LAR - 40% CIR	15%	£87,343,213	£29,989,819	£124,099,818	£124,099,818	£124,099,818	£124,099,818	£124,099,818
60% LAR - 40% CIR	20%	£69,666,626	£14,656,088	£124,099,818	£124,099,818	£124,099,818	£124,099,818	£124,099,818
60% LAR - 40% CIR	25%	£26,294,872	£2,211,687,183	£228,127,644	£228,127,644	£229,935,220	£229,935,220	£229,935,220
60% LAR - 40% CIR	30%	£23,363,648	£229,006,794	£258,361,086	£258,361,086	£267,305,711	£271,305,711	£271,305,711
60% LAR - 40% CIR	35%	£24,612,786	£229,006,794	£271,305,711	£271,305,711	£271,305,711	£271,305,711	£271,305,711
60% LAR - 40% CIR	40%	£254,934,248	£274,074,139	£281,094,058	£281,094,058	£282,484,790	£288,665,094	£292,148,148
60% LAR - 40% CIR	45%	£201,339,393	£231,724,907	£288,665,094	£288,665,094	£290,301,084	£296,559,811	£300,617,784
60% LAR - 40% CIR	50%	£271,789,435	£268,631,355	£289,318,887	£289,318,887	£298,350,252	£304,822,768	£308,170,858

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£37,196,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£23,242,901	£39,869,902	£106,816,074	£106,816,074	£107,233,438	£111,209,267	£116,699,294
60% LAR - 40% CIR	5%	£81,462,985	£106,014,296	£129,488,192	£129,488,192	£130,868,946	£130,868,946	£130,868,946
60% LAR - 40% CIR	10%	£69,469,643	£111,201,778	£129,694,123	£129,694,123	£129,694,123	£129,694,123	£129,694,123
60% LAR - 40% CIR	15%	£87,343,213	£29,989,819	£124,099,818	£124,099,818	£124,099,818	£124,099,818	£124,099,818
60% LAR - 40% CIR	20%	£69,666,626	£14,656,088	£124,099,818	£124,099,818	£124,099,818	£124,099,818	£124,099,818
60% LAR - 40% CIR	25%	£26,294,872	£2,211,687,183	£228,127,644	£228,127,644	£229,935,220	£229,935,220	£229,935,220
60% LAR - 40% CIR	30%	£23,363,648	£229,006,794	£258,361,086	£258,361,086	£267,305,711	£271,305,711	£271,305,711
60% LAR - 40% CIR	35%	£24,612,786	£229,006,794	£271,305,711	£271,305,711	£271,305,711	£271,305,711	£271,305,711
60% LAR - 40% CIR	40%	£254,934,248	£274,074,139	£281,094,058	£281,094,058	£282,484,790	£288,665,094	£292,148,148
60% LAR - 40% CIR	45%	£201,339,393	£231,724,907	£288,665,094	£288,665,094	£290,301,084	£296,559,811	£300,617,784
60% LAR - 40% CIR	50%	£271,789,435	£268,631,355	£289,318,887	£289,318,887	£298,350,252	£304,822,768	£308,170,858

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£46,429,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£23,242,901	£39,869,902	£106,816,074	£106,816,074	£107,233,438	£111,209,267	£116,699,294
60% LAR - 40% CIR	5%	£81,462,985	£106,014,296	£129,488,192	£129,488,192	£130,868,946	£130,868,946	£130,868,946
60% LAR - 40% CIR	10%	£69,469,643	£111,201,778	£129,694,123	£129,694,123	£129,694,123	£129,694,123	£129,694,123
60% LAR - 40% CIR	15%	£87,343,213	£29,989,819	£124,099,818	£124,099,818	£124,099,818	£124,099,818	£124,099,818
60% LAR - 40% CIR	20%	£69,666,626	£14,656,088	£124,099,818	£124,099,818	£124,099,818	£124,099,818	£124,099,818
60% LAR - 40% CIR	25%	£26,294,872	£2,211,687,183	£228,127,644	£228,127,644	£229,935,220	£229,935,220	£229,935,220
60% LAR - 40% CIR	30%	£23,363,648	£229,006,794	£258,361,086	£258,361,086	£267,305,711	£271,305,711	£271,305,711
60% LAR - 40% CIR	35%	£24,612,786	£229,006,794	£271,305,711	£271,305,711	£271,305,711	£271,305,711	£271,305,711
60% LAR - 40% CIR	40%	£254,934,248	£274,074,139	£281,094,058	£281,094,058	£282,484,790	£288,665,094	£292,148,148
60% LAR - 40% CIR	45%	£201,339,393	£231,724,907	£288,665,094	£288,665,094	£290,301,084	£296,559,811	£300,617,784
60% LAR - 40% CIR	50%	£271,789,435	£268,631,355	£289,318,887	£289,318,887	£298,350,252	£304,822,768	£308,170,858

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£28,681,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£31,440,399	£6,465,775	£43,724	£43,724	£43,724	£43,724	£43,724
60% LAR - 40% CIR	5%	£23,811,845	£9,669,626	£1,464,307	£1,464,307	£1,464,307	£1,464,307	£1,464,307
60% LAR - 40% CIR	10%	£15,638,557	£7,459,374	£14,704,323	£14,704,323	£14,704,323	£14,704,323	£14,704,323
60% LAR - 40% CIR	15%	£7,621,667	£15,088,673	£15,088,673	£15,088,673	£15,088,673	£15,088,673	£15,088,673
60% LAR - 40% CIR	20%	£1,677,277	£22,386,153	£22,386,153	£22,386,153	£22,386,153	£22,386,153	£22,386,153
60% LAR - 40% CIR	25%	£3,117,666	£27,138,521	£27,138,521	£27,138,521	£27,138,521	£27,138,521	£27,138,521
60% LAR - 40% CIR	30%	£16,497,375	£44,461,450	£44,461,450	£44,461,450	£44,461,450	£44,461,450	£44,461,450
60% LAR - 40% CIR	35%	£24,726,540	£44,461,450	£44,461,450	£44,461,450	£44,461,450	£44,461,450	£44,461,450
60% LAR - 40% CIR	40%	£24,726,540	£44,461,450	£44,461,450	£44,461,450	£44,461,450	£44,461,450	£44,461,450
60% LAR - 40% CIR	45%	£21,463,980	£39,857,867	£39,857,867	£39,857,867	£39,857,867	£39,857,867	£39,857,867
60% LAR - 40% CIR	50%	£49,861,495	£67,156,866	£67,156,866	£67,156,866	£67,156,866	£67,156,866	£67,156,866

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week
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No Units	546
Site Area	2.88 Ha

Residual land values:

Value Area	Zone B - £1,200 paf
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - CIR

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£19,707,225	£76,404,235	£95,487,905	£69,597,815	£69,597,815	£69,597,815	£69,597,815
60% LAR - 40% CIR	5%	£93,251,402	£88,758,702	£91,879,686	£81,481,181	£80,484,916	£84,458,600	£51,102,056
60% LAR - 40% CIR	10%	£84,753,342	£81,086,921	£84,195,271	£73,703,867	£72,707,610	£76,771,186	£43,428,913
60% LAR - 40% CIR	15%	£76,207,579	£73,329,405	£76,432,089	£66,032,146	£65,032,291	£69,033,159	£35,700,308
60% LAR - 40% CIR	20%	£67,652,544	£64,503,584	£67,621,054	£56,222,353	£55,222,589	£59,245,079	£27,913,038
60% LAR - 40% CIR	25%	£59,107,602	£55,958,984	£59,171,116	£46,365,065	£45,365,201	£49,387,636	£19,016,455
60% LAR - 40% CIR	30%	£50,558,653	£47,403,281	£50,622,401	£36,459,252	£35,459,388	£39,481,746	£12,069,207
60% LAR - 40% CIR	35%	£42,009,305	£38,854,432	£42,071,958	£26,511,090	£25,511,226	£29,533,584	£4,022,304
60% LAR - 40% CIR	40%	£32,897,993	£29,740,108	£32,950,305	£16,532,917	£15,533,053	£19,555,448	£-1,178,549
60% LAR - 40% CIR	45%	£23,848,634	£20,630,304	£23,900,458	£6,554,648	£5,554,784	£9,577,183	£-12,187,083
60% LAR - 40% CIR	50%	£14,857,318	£11,528,723	£14,907,538	£-3,427,198	£-4,427,334	£-8,449,739	£-21,155,636

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£37,645,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£15,945,719	£59,451,951	£71,151,471	£45,111,729	£45,111,729	£45,111,729	£45,111,729
60% LAR - 40% CIR	5%	£71,917,718	£62,470,218	£65,145,434	£45,147,449	£44,147,449	£48,170,255	£13,102,654
60% LAR - 40% CIR	10%	£76,417,776	£66,970,276	£69,645,492	£45,183,514	£44,183,514	£48,206,320	£13,139,624
60% LAR - 40% CIR	15%	£70,917,834	£61,470,334	£64,145,550	£45,219,579	£44,219,579	£47,766,378	£13,176,594
60% LAR - 40% CIR	20%	£65,417,892	£55,970,392	£58,645,606	£45,255,644	£44,255,644	£47,321,436	£13,213,564
60% LAR - 40% CIR	25%	£59,917,950	£50,470,450	£53,145,662	£45,291,709	£44,291,709	£46,876,494	£13,250,534
60% LAR - 40% CIR	30%	£54,418,008	£44,970,508	£47,645,718	£45,327,774	£44,327,774	£46,431,552	£13,287,504
60% LAR - 40% CIR	35%	£48,918,066	£39,470,566	£42,145,774	£45,363,839	£44,363,839	£45,986,610	£13,324,474
60% LAR - 40% CIR	40%	£43,418,124	£33,970,624	£36,645,830	£45,399,904	£44,399,904	£45,541,668	£13,361,444
60% LAR - 40% CIR	45%	£37,918,182	£28,470,682	£31,145,886	£45,435,969	£44,435,969	£45,096,726	£13,398,414
60% LAR - 40% CIR	50%	£32,418,240	£22,970,740	£25,645,942	£45,472,034	£44,472,034	£44,651,784	£13,435,384

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£37,195,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£62,966,251	£38,251,382	£45,197,772	£45,597,895	£45,597,895	£45,597,895	£45,597,895
60% LAR - 40% CIR	5%	£71,944,218	£39,536,978	£46,195,984	£45,597,895	£44,597,895	£48,597,895	£13,102,654
60% LAR - 40% CIR	10%	£76,944,276	£40,536,936	£47,195,942	£45,597,895	£44,597,895	£48,597,895	£13,139,624
60% LAR - 40% CIR	15%	£69,444,334	£38,037,050	£44,696,056	£45,597,895	£44,597,895	£48,597,895	£13,176,594
60% LAR - 40% CIR	20%	£61,944,392	£35,537,164	£42,196,170	£45,597,895	£44,597,895	£48,597,895	£13,213,564
60% LAR - 40% CIR	25%	£54,444,450	£33,037,278	£39,696,284	£45,597,895	£44,597,895	£48,597,895	£13,250,534
60% LAR - 40% CIR	30%	£46,944,508	£30,537,392	£37,196,398	£45,597,895	£44,597,895	£48,597,895	£13,287,504
60% LAR - 40% CIR	35%	£39,444,566	£28,037,506	£34,696,512	£45,597,895	£44,597,895	£48,597,895	£13,324,474
60% LAR - 40% CIR	40%	£31,944,624	£25,537,620	£32,196,626	£45,597,895	£44,597,895	£48,597,895	£13,361,444
60% LAR - 40% CIR	45%	£24,444,682	£23,037,734	£29,696,740	£45,597,895	£44,597,895	£48,597,895	£13,398,414
60% LAR - 40% CIR	50%	£16,944,740	£20,537,848	£27,196,854	£45,597,895	£44,597,895	£48,597,895	£13,435,384

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£45,425,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£14,752,271	£40,959,309	£46,917,892	£47,917,795	£46,917,795	£46,917,795	£46,917,795
60% LAR - 40% CIR	5%	£23,155,346	£47,159,888	£53,124,329	£47,917,795	£46,917,795	£46,917,795	£46,917,795
60% LAR - 40% CIR	10%	£23,155,346	£47,159,888	£53,124,329	£47,917,795	£46,917,795	£46,917,795	£46,917,795
60% LAR - 40% CIR	15%	£23,155,346	£47,159,888	£53,124,329	£47,917,795	£46,917,795	£46,917,795	£46,917,795
60% LAR - 40% CIR	20%	£23,155,346	£47,159,888	£53,124,329	£47,917,795	£46,917,795	£46,917,795	£46,917,795
60% LAR - 40% CIR	25%	£23,155,346	£47,159,888	£53,124,329	£47,917,795	£46,917,795	£46,917,795	£46,917,795
60% LAR - 40% CIR	30%	£23,155,346	£47,159,888	£53,124,329	£47,917,795	£46,917,795	£46,917,795	£46,917,795
60% LAR - 40% CIR	35%	£23,155,346	£47,159,888	£53,124,329	£47,917,795	£46,917,795	£46,917,795	£46,917,795
60% LAR - 40% CIR	40%	£23,155,346	£47,159,888	£53,124,329	£47,917,795	£46,917,795	£46,917,795	£46,917,795
60% LAR - 40% CIR	45%	£23,155,346	£47,159,888	£53,124,329	£47,917,795	£46,917,795	£46,917,795	£46,917,795
60% LAR - 40% CIR	50%	£23,155,346	£47,159,888	£53,124,329	£47,917,795	£46,917,795	£46,917,795	£46,917,795

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£25,601,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£42,756,449	£17,073,415	£10,167,000	£5,785,355	£5,785,355	£5,785,355	£5,785,355
60% LAR - 40% CIR	5%	£33,802,942	£9,457,822	£2,148,806	£1,154,806	£1,154,806	£1,154,806	£1,154,806
60% LAR - 40% CIR	10%	£25,420,462	£1,736,041	£-45,135,609	£-45,135,609	£-45,135,609	£-45,135,609	£-45,135,609
60% LAR - 40% CIR	15%	£19,879,099	£-46,807,827	£-45,135,609	£-45,135,609	£-45,135,609	£-45,135,609	£-45,135,609
60% LAR - 40% CIR	20%	£13,289,604	£-113,827,296	£-45,135,609	£-45,135,609	£-45,135,609	£-45,135,609	£-45,135,609
60% LAR - 40% CIR	25%	£-5,072,237	£-230,077,595	£-45,135,609	£-45,135,609	£-45,135,609	£-45,135,609	£-45,135,609
60% LAR - 40% CIR	30%	£-17,810,295	£-348,588,168	£-45,135,609	£-45,135,609	£-45,135,609	£-45,135,609	£-45,135,609
60% LAR - 40% CIR	35%	£-31,811,375	£-467,609,448	£-45,135,609	£-45,135,609	£-45,135,609	£-45,135,609	£-45,135,609
60% LAR - 40% CIR	40%	£-45,812,455	£-586,630,728	£-45,135,609	£-45,135,609	£-45,135,609	£-45,135,609	£-45,135,609
60% LAR - 40% CIR	45%	£-59,813,535	£-705,652,008	£-45,135,609	£-45,135,609	£-45,135,609	£-45,135,609	£-45,135,609
60% LAR - 40% CIR	50%	£-73,814,615	£-824,673,288	£-45,135,609	£-45,135,609	£-45,135,609	£-45,135,609	£-45,135,609

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week

No Units 546
Site Area 2.88 Ha

Residual land values:

Value Area Zone B - £1,250 pcf

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£172,942,376	£37,011,034	£95,105,547	£176,705,454	£172,703,823	£172,703,823	£207,305,711
50% LAR - 40% CIR	5%	£103,260,078	£78,835,959	£71,956,944	£71,558,438	£70,562,174	£64,584,591	£81,263,712
60% LAR - 40% CIR	10%	£84,233,448	£70,813,795	£63,760,055	£63,363,016	£62,370,419	£56,399,979	£73,054,648
60% LAR - 40% CIR	15%	£85,162,711	£62,345,896	£55,515,353	£55,119,660	£54,126,076	£48,156,945	£64,794,084
60% LAR - 40% CIR	20%	£76,648,954	£54,032,709	£47,178,911	£46,781,210	£45,784,456	£39,803,536	£56,481,425
60% LAR - 40% CIR	25%	£66,862,254	£45,649,792	£38,786,571	£38,388,869	£37,395,045	£31,411,392	£47,118,187
60% LAR - 40% CIR	30%	£57,684,090	£37,192,281	£30,346,336	£29,949,780	£28,958,321	£22,976,116	£37,635,208
60% LAR - 40% CIR	35%	£48,354,271	£28,650,382	£21,837,514	£21,437,263	£20,446,635	£14,462,668	£27,081,441
60% LAR - 40% CIR	40%	£38,062,578	£20,125,227	£13,229,177	£12,829,707	£11,831,032	£5,818,806	£22,448,905
60% LAR - 40% CIR	45%	£29,689,365	£11,459,477	£4,544,284	£4,144,610	£3,146,233	£2,148,961	£16,596,961
60% LAR - 40% CIR	50%	£20,266,063	£2,712,242	£4,312,408	£4,121,715	£3,125,917	£1,117,978	£10,443,018

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£37,649,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£186,969,224	£192,471,191	£271,121,872	£271,121,872	£271,121,872	£271,121,872	£311,639,617
50% LAR - 40% CIR	5%	£117,969,042	£202,393,161	£259,275,178	£259,275,178	£259,275,178	£259,275,178	£299,843,966
60% LAR - 40% CIR	10%	£106,969,474	£210,881,224	£271,121,872	£271,121,872	£271,121,872	£271,121,872	£319,843,966
60% LAR - 40% CIR	15%	£106,969,474	£210,881,224	£271,121,872	£271,121,872	£271,121,872	£271,121,872	£319,843,966
60% LAR - 40% CIR	20%	£98,969,474	£210,881,224	£271,121,872	£271,121,872	£271,121,872	£271,121,872	£319,843,966
60% LAR - 40% CIR	25%	£90,969,474	£210,881,224	£271,121,872	£271,121,872	£271,121,872	£271,121,872	£319,843,966
60% LAR - 40% CIR	30%	£82,969,474	£210,881,224	£271,121,872	£271,121,872	£271,121,872	£271,121,872	£319,843,966
60% LAR - 40% CIR	35%	£74,969,474	£210,881,224	£271,121,872	£271,121,872	£271,121,872	£271,121,872	£319,843,966
60% LAR - 40% CIR	40%	£66,969,474	£210,881,224	£271,121,872	£271,121,872	£271,121,872	£271,121,872	£319,843,966
60% LAR - 40% CIR	45%	£58,969,474	£210,881,224	£271,121,872	£271,121,872	£271,121,872	£271,121,872	£319,843,966
60% LAR - 40% CIR	50%	£50,969,474	£210,881,224	£271,121,872	£271,121,872	£271,121,872	£271,121,872	£319,843,966

Residual Land values compared to benchmark land values

Medium Value Secondary Offices / Community Space

£37,196,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£252,452,265	£271,121,872	£494,590,133	£494,590,133	£494,590,133	£494,590,133	£579,225,225
50% LAR - 40% CIR	5%	£161,455,802	£286,699,721	£459,736,295	£459,736,295	£459,736,295	£459,736,295	£544,371,888
60% LAR - 40% CIR	10%	£150,455,802	£295,700,865	£470,843,625	£470,843,625	£470,843,625	£470,843,625	£555,372,932
60% LAR - 40% CIR	15%	£139,455,802	£304,701,999	£481,844,955	£481,844,955	£481,844,955	£481,844,955	£566,369,976
60% LAR - 40% CIR	20%	£128,455,802	£313,693,133	£492,846,285	£492,846,285	£492,846,285	£492,846,285	£577,362,020
60% LAR - 40% CIR	25%	£117,455,802	£322,684,267	£503,847,615	£503,847,615	£503,847,615	£503,847,615	£588,353,064
60% LAR - 40% CIR	30%	£106,455,802	£331,675,401	£514,848,945	£514,848,945	£514,848,945	£514,848,945	£599,344,108
60% LAR - 40% CIR	35%	£95,455,802	£340,666,535	£525,850,275	£525,850,275	£525,850,275	£525,850,275	£610,335,152
60% LAR - 40% CIR	40%	£84,455,802	£349,657,669	£536,851,605	£536,851,605	£536,851,605	£536,851,605	£621,326,196
60% LAR - 40% CIR	45%	£73,455,802	£358,648,803	£547,852,935	£547,852,935	£547,852,935	£547,852,935	£632,317,240
60% LAR - 40% CIR	50%	£62,455,802	£367,639,937	£558,854,265	£558,854,265	£558,854,265	£558,854,265	£643,308,284

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,429,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£24,168,862	£29,897,869	£59,304,093	£59,304,093	£59,304,093	£59,304,093	£67,304,093
50% LAR - 40% CIR	5%	£13,168,862	£30,898,913	£60,305,137	£60,305,137	£60,305,137	£60,305,137	£68,305,137
60% LAR - 40% CIR	10%	£12,168,862	£31,899,957	£61,306,181	£61,306,181	£61,306,181	£61,306,181	£69,306,181
60% LAR - 40% CIR	15%	£11,168,862	£32,900,001	£62,307,225	£62,307,225	£62,307,225	£62,307,225	£70,307,225
60% LAR - 40% CIR	20%	£10,168,862	£33,901,045	£63,308,269	£63,308,269	£63,308,269	£63,308,269	£71,308,269
60% LAR - 40% CIR	25%	£9,168,862	£34,902,089	£64,309,313	£64,309,313	£64,309,313	£64,309,313	£72,309,313
60% LAR - 40% CIR	30%	£8,168,862	£35,903,133	£65,310,357	£65,310,357	£65,310,357	£65,310,357	£73,310,357
60% LAR - 40% CIR	35%	£7,168,862	£36,904,177	£66,311,401	£66,311,401	£66,311,401	£66,311,401	£74,311,401
60% LAR - 40% CIR	40%	£6,168,862	£37,905,221	£67,312,445	£67,312,445	£67,312,445	£67,312,445	£75,312,445
60% LAR - 40% CIR	45%	£5,168,862	£38,906,265	£68,313,489	£68,313,489	£68,313,489	£68,313,489	£76,313,489
60% LAR - 40% CIR	50%	£4,168,862	£39,907,309	£69,314,533	£69,314,533	£69,314,533	£69,314,533	£77,314,533

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£52,911,898	£27,681,054	£20,776,067	£20,776,067	£20,776,067	£20,776,067	£30,776,067
50% LAR - 40% CIR	5%	£43,909,198	£19,650,079	£12,620,064	£12,620,064	£12,620,064	£12,620,064	£22,620,064
60% LAR - 40% CIR	10%	£34,906,398	£11,262,915	£4,425,175	£4,425,175	£4,425,175	£4,425,175	£14,425,175
60% LAR - 40% CIR	15%	£25,903,598	£3,075,016	£2,225,276	£2,225,276	£2,225,276	£2,225,276	£12,225,276
60% LAR - 40% CIR	20%	£16,900,798	£4,268,117	£1,020,377	£1,020,377	£1,020,377	£1,020,377	£11,220,377
60% LAR - 40% CIR	25%	£7,897,998	£2,135,218	£5,115,478	£5,115,478	£5,115,478	£5,115,478	£10,115,478
60% LAR - 40% CIR	30%	£2,895,198	£1,020,319	£4,010,579	£4,010,579	£4,010,579	£4,010,579	£9,010,579
60% LAR - 40% CIR	35%	£1,892,398	£510,420	£2,905,680	£2,905,680	£2,905,680	£2,905,680	£7,905,680
60% LAR - 40% CIR	40%	£89,598	£10,521	£1,800,781	£1,800,781	£1,800,781	£1,800,781	£6,800,781
60% LAR - 40% CIR	45%	£1,892,398	£1,020,319	£2,905,680	£2,905,680	£2,905,680	£2,905,680	£7,905,680
60% LAR - 40% CIR	50%	£89,598	£10,521	£1,800,781	£1,800,781	£1,800,781	£1,800,781	£6,800,781

LB Camden
Local Plan Viability Testing 2025

Res1 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week	
No Units	546
Site Area	2.88 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£192,778,227	£37,819,234	£92,713,186	£90,313,094	£90,313,094	£93,311,463	£75,977,352
50% LAR - 40% CIR	5%	£113,289,755	£88,913,217	£82,034,201	£81,635,696	£80,639,431	£74,681,849	£71,345,970
60% LAR - 40% CIR	10%	£103,115,150	£80,160,871	£73,304,931	£72,959,891	£71,817,294	£65,981,708	£63,053,049
60% LAR - 40% CIR	15%	£84,117,842	£71,362,389	£64,531,847	£64,136,154	£63,146,922	£57,211,533	£53,887,879
60% LAR - 40% CIR	20%	£64,477,263	£62,518,821	£55,709,419	£55,314,954	£54,326,792	£48,362,783	£45,040,292
60% LAR - 40% CIR	25%	£14,753,842	£53,930,415	£46,810,902	£46,414,922	£45,418,973	£39,455,981	£36,142,177
60% LAR - 40% CIR	30%	£65,068,009	£44,681,281	£37,835,335	£37,438,760	£36,447,321	£30,498,690	£27,193,884
60% LAR - 40% CIR	35%	£55,489,036	£35,644,433	£28,813,745	£28,418,057	£27,426,837	£21,458,412	£18,142,085
60% LAR - 40% CIR	40%	£45,427,161	£26,563,633	£19,714,296	£19,314,826	£18,318,151	£12,324,099	£9,005,180
60% LAR - 40% CIR	45%	£35,553,842	£17,404,168	£10,599,595	£10,203,732	£9,208,311	£3,222,946	£0
60% LAR - 40% CIR	50%	£25,555,889	£8,154,454	£1,221,307	£818,151	£192,636	£-49,347,881	£-49,603,377

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£37,649,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£184,466,737	£183,695,454	£178,619,474	£178,619,474	£178,619,474	£178,619,474	£178,619,474
50% LAR - 40% CIR	5%	£167,969,345	£160,315,933	£158,184,818	£158,184,818	£158,184,818	£158,184,818	£158,184,818
60% LAR - 40% CIR	10%	£117,111,278	£101,066,444	£93,881,749	£93,881,749	£93,881,749	£93,881,749	£93,881,749
60% LAR - 40% CIR	15%	£117,111,278	£101,066,444	£93,881,749	£93,881,749	£93,881,749	£93,881,749	£93,881,749
60% LAR - 40% CIR	20%	£106,251,807	£83,930,861	£75,709,273	£75,709,273	£75,709,273	£75,709,273	£75,709,273
60% LAR - 40% CIR	25%	£106,251,807	£83,930,861	£75,709,273	£75,709,273	£75,709,273	£75,709,273	£75,709,273
60% LAR - 40% CIR	30%	£106,251,807	£83,930,861	£75,709,273	£75,709,273	£75,709,273	£75,709,273	£75,709,273
60% LAR - 40% CIR	35%	£106,251,807	£83,930,861	£75,709,273	£75,709,273	£75,709,273	£75,709,273	£75,709,273
60% LAR - 40% CIR	40%	£106,251,807	£83,930,861	£75,709,273	£75,709,273	£75,709,273	£75,709,273	£75,709,273
60% LAR - 40% CIR	45%	£106,251,807	£83,930,861	£75,709,273	£75,709,273	£75,709,273	£75,709,273	£75,709,273
60% LAR - 40% CIR	50%	£106,251,807	£83,930,861	£75,709,273	£75,709,273	£75,709,273	£75,709,273	£75,709,273

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£37,196,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£24,917,253	£27,076,106	£21,982,495	£21,982,495	£21,982,495	£21,982,495	£21,982,495
50% LAR - 40% CIR	5%	£21,426,950	£23,782,493	£19,681,479	£19,681,479	£19,681,479	£19,681,479	£19,681,479
60% LAR - 40% CIR	10%	£16,969,836	£18,435,093	£15,381,749	£15,381,749	£15,381,749	£15,381,749	£15,381,749
60% LAR - 40% CIR	15%	£16,969,836	£18,435,093	£15,381,749	£15,381,749	£15,381,749	£15,381,749	£15,381,749
60% LAR - 40% CIR	20%	£16,969,836	£18,435,093	£15,381,749	£15,381,749	£15,381,749	£15,381,749	£15,381,749
60% LAR - 40% CIR	25%	£16,969,836	£18,435,093	£15,381,749	£15,381,749	£15,381,749	£15,381,749	£15,381,749
60% LAR - 40% CIR	30%	£16,969,836	£18,435,093	£15,381,749	£15,381,749	£15,381,749	£15,381,749	£15,381,749
60% LAR - 40% CIR	35%	£16,969,836	£18,435,093	£15,381,749	£15,381,749	£15,381,749	£15,381,749	£15,381,749
60% LAR - 40% CIR	40%	£16,969,836	£18,435,093	£15,381,749	£15,381,749	£15,381,749	£15,381,749	£15,381,749
60% LAR - 40% CIR	45%	£16,969,836	£18,435,093	£15,381,749	£15,381,749	£15,381,749	£15,381,749	£15,381,749
60% LAR - 40% CIR	50%	£16,969,836	£18,435,093	£15,381,749	£15,381,749	£15,381,749	£15,381,749	£15,381,749

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£46,429,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£15,369,627	£18,750,928	£29,698,414	£29,698,414	£29,698,414	£29,698,414	£29,698,414
50% LAR - 40% CIR	5%	£13,940,894	£17,496,383	£24,975,396	£24,975,396	£24,975,396	£24,975,396	£24,975,396
60% LAR - 40% CIR	10%	£12,694,450	£16,248,929	£24,102,669	£24,102,669	£24,102,669	£24,102,669	£24,102,669
60% LAR - 40% CIR	15%	£12,261,759	£14,857,211	£23,077,753	£23,077,753	£23,077,753	£23,077,753	£23,077,753
60% LAR - 40% CIR	20%	£11,838,627	£13,465,719	£22,052,846	£22,052,846	£22,052,846	£22,052,846	£22,052,846
60% LAR - 40% CIR	25%	£11,415,758	£12,073,185	£21,027,939	£21,027,939	£21,027,939	£21,027,939	£21,027,939
60% LAR - 40% CIR	30%	£11,002,364	£10,680,651	£20,003,032	£20,003,032	£20,003,032	£20,003,032	£20,003,032
60% LAR - 40% CIR	35%	£10,589,039	£9,288,117	£18,978,125	£18,978,125	£18,978,125	£18,978,125	£18,978,125
60% LAR - 40% CIR	40%	£10,175,714	£7,895,587	£17,953,218	£17,953,218	£17,953,218	£17,953,218	£17,953,218
60% LAR - 40% CIR	45%	£9,762,389	£6,503,057	£16,928,311	£16,928,311	£16,928,311	£16,928,311	£16,928,311
60% LAR - 40% CIR	50%	£9,349,064	£5,110,527	£15,903,404	£15,903,404	£15,903,404	£15,903,404	£15,903,404

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£28,681,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£63,447,347	£136,288,664	£227,302,300	£227,302,300	£227,302,300	£227,302,300	£227,302,300
50% LAR - 40% CIR	5%	£53,812,875	£120,166,337	£202,703,321	£202,703,321	£202,703,321	£202,703,321	£202,703,321
60% LAR - 40% CIR	10%	£44,384,270	£102,829,791	£173,970,051	£173,970,051	£173,970,051	£173,970,051	£173,970,051
60% LAR - 40% CIR	15%	£34,786,862	£81,031,029	£145,200,967	£145,200,967	£145,200,967	£145,200,967	£145,200,967
60% LAR - 40% CIR	20%	£25,188,383	£61,167,341	£116,491,461	£116,491,461	£116,491,461	£116,491,461	£116,491,461
60% LAR - 40% CIR	25%	£15,592,929	£41,346,868	£87,761,961	£87,761,961	£87,761,961	£87,761,961	£87,761,961
60% LAR - 40% CIR	30%	£5,737,129	£21,645,595	£63,052,545	£63,052,545	£63,052,545	£63,052,545	£63,052,545
60% LAR - 40% CIR	35%	£4,041,844	£12,688,447	£49,517,135	£49,517,135	£49,517,135	£49,517,135	£49,517,135
60% LAR - 40% CIR	40%	£2,348,118	£6,742,407	£36,014,034	£36,014,034	£36,014,034	£36,014,034	£36,014,034
60% LAR - 40% CIR	45%	£63,867,363	£41,628,712	£48,817,345	£48,817,345	£48,817,345	£48,817,345	£48,817,345
60% LAR - 40% CIR	50%	£48,146,961	£31,106,406	£36,999,673	£36,999,673	£36,999,673	£36,999,673	£36,999,673

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £57.51 per pitch per week

No Units 646
Site Area 2.88 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	182,079,491	235,236,557	218,303,482	217,780,052	116,777,475	130,609,849	17,172,796
60% LAR - 40% CIR	5%	156,027,258	179,235,074	173,708,442	172,207,514	111,200,191	124,506,267	17,681,896
60% LAR - 40% CIR	10%	149,031,625	174,186,836	177,127,289	165,717,793	10,693,916	146,554	13,937,215
60% LAR - 40% CIR	20%	141,961,623	165,544,752	174,697,137	171,388,817	108,210	126,193,463	19,602,733
60% LAR - 40% CIR	25%	134,908,858	162,846,314	164,265,530	164,684,262	45,731,092	112,232,074	15,901,508
60% LAR - 40% CIR	30%	127,733,304	162,846,230	161,135,404	174,573,073	111,617,264	117,565,500	14,244,649
60% LAR - 40% CIR	35%	120,514,901	162,846,087	161,123,757	171,062,507	117,062,507	123,840,004	12,710,339
60% LAR - 40% CIR	40%	113,237,941	164,925,457	162,204,836	162,628,228	123,697,754	130,114,614	13,680,003
60% LAR - 40% CIR	45%	106,067,772	161,084,723	164,441,788	162,668,885	129,638,630	126,343,907	12,902,245
60% LAR - 40% CIR	50%	101,616,542	162,368,948	164,731,903	163,158,410	136,224,679	142,622,269	14,176,517

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	273,562,726	379,538,361	377,559,476	376,036,412	258,031,652	271,167,374	268,134,726
60% LAR - 40% CIR	5%	245,842,602	349,642,384	347,673,602	346,150,538	236,861,656	249,916,912	246,946,661
60% LAR - 40% CIR	10%	238,848,988	340,454,042	338,485,078	336,962,014	229,667,503	242,722,853	239,757,344
60% LAR - 40% CIR	15%	232,187,486	339,583,284	337,614,331	336,091,367	226,535,254	239,588,584	236,626,335
60% LAR - 40% CIR	20%	226,207,187	327,843,969	325,875,085	324,352,021	226,164,916	237,450,403	230,501,803
60% LAR - 40% CIR	25%	220,503,282	329,382,899	328,414,030	326,891,362	230,600,212	233,241,734	226,730,635
60% LAR - 40% CIR	30%	215,068,114	324,143,326	323,174,522	321,651,786	226,346,429	228,943,429	222,285,435
60% LAR - 40% CIR	35%	209,774,718	329,128,187	327,152,877	325,637,196	230,811,627	233,188,124	218,738,493
60% LAR - 40% CIR	40%	204,667,736	326,162,717	324,187,711	323,667,864	224,304,874	227,144,124	214,648,125
60% LAR - 40% CIR	45%	215,367,348	330,297,843	328,371,603	326,388,033	231,165,763	231,522,212	221,311,365
60% LAR - 40% CIR	50%	220,845,668	338,368,988	336,567,824	334,767,636	237,459,498	237,459,498	227,459,498

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	110,778,186	219,438,123	218,428,188	216,888,028	147,913,205	174,588,831	177,522,884
60% LAR - 40% CIR	5%	94,662,658	204,662,658	203,652,658	202,112,658	132,662,658	160,112,658	163,062,658
60% LAR - 40% CIR	10%	115,684,058	210,558,844	209,548,844	208,008,844	140,617,764	168,117,764	171,067,764
60% LAR - 40% CIR	20%	112,762,158	218,168,028	217,158,028	215,618,028	136,627,476	164,127,476	167,077,476
60% LAR - 40% CIR	25%	110,168,126	216,168,126	215,158,126	213,618,126	134,627,472	162,127,472	165,077,472
60% LAR - 40% CIR	30%	115,868,374	219,438,019	218,428,019	216,888,019	147,913,344	174,588,831	177,522,884
60% LAR - 40% CIR	35%	114,167,736	216,168,126	215,158,126	213,618,126	134,627,472	162,127,472	165,077,472
60% LAR - 40% CIR	40%	115,287,738	219,438,126	218,428,126	216,888,126	147,913,344	174,588,831	177,522,884
60% LAR - 40% CIR	45%	116,168,126	219,438,126	218,428,126	216,888,126	147,913,344	174,588,831	177,522,884
60% LAR - 40% CIR	50%	116,168,126	219,438,126	218,428,126	216,888,126	147,913,344	174,588,831	177,522,884

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476
60% LAR - 40% CIR	5%	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476
60% LAR - 40% CIR	10%	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476
60% LAR - 40% CIR	20%	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476
60% LAR - 40% CIR	25%	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476
60% LAR - 40% CIR	30%	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476
60% LAR - 40% CIR	35%	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476
60% LAR - 40% CIR	40%	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476
60% LAR - 40% CIR	45%	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476
60% LAR - 40% CIR	50%	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476	28,522,476

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	135,353,954	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086
60% LAR - 40% CIR	5%	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086
60% LAR - 40% CIR	10%	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086
60% LAR - 40% CIR	20%	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086
60% LAR - 40% CIR	25%	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086
60% LAR - 40% CIR	30%	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086
60% LAR - 40% CIR	35%	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086
60% LAR - 40% CIR	40%	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086
60% LAR - 40% CIR	45%	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086
60% LAR - 40% CIR	50%	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086	134,040,086

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £57.51 per pitch per week

No Units 546
Site Area 2.88 Ha

Residual land values:

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£202,725,183	£160,406,048	£159,594,095	£159,200,115	£158,213,645	£157,254,359	£156,306,645
60% LAR - 40% CIR	10%	£168,484,838	£133,004,514	£148,818,187	£148,425,064	£147,442,719	£146,484,514	£145,526,299
60% LAR - 40% CIR	15%	£174,207,185	£140,757,062	£133,994,335	£133,602,535	£132,623,033	£131,749,026	£130,875,021
60% LAR - 40% CIR	20%	£159,814,652	£127,866,320	£121,123,600	£120,733,021	£119,748,569	£118,764,117	£117,779,665
60% LAR - 40% CIR	25%	£145,555,663	£114,929,971	£108,206,466	£107,816,980	£106,843,295	£105,869,500	£104,895,705
60% LAR - 40% CIR	30%	£131,094,447	£101,540,984	£95,443,366	£95,053,880	£94,080,195	£93,106,400	£92,132,605
60% LAR - 40% CIR	35%	£116,642,027	£88,508,453	£82,179,894	£81,789,410	£80,815,725	£79,842,040	£78,868,245
60% LAR - 40% CIR	40%	£102,148,234	£75,608,626	£69,063,636	£68,673,156	£67,699,317	£66,725,478	£65,751,639
60% LAR - 40% CIR	45%	£87,586,363	£62,610,812	£55,962,788	£55,572,309	£54,597,746	£53,623,183	£52,648,620
60% LAR - 40% CIR	50%	£72,962,225	£49,421,813	£42,670,157	£42,279,675	£41,295,162	£40,320,649	£39,346,136

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£24,307,325	£102,067,271	£106,955,126	£106,561,645	£105,569,819	£104,577,993	£103,586,167
60% LAR - 40% CIR	5%	£14,543,544	£114,643,624	£119,531,479	£119,137,998	£118,146,172	£117,154,346	£116,162,520
60% LAR - 40% CIR	10%	£22,742,362	£107,652,956	£114,170,824	£113,777,343	£112,785,517	£111,793,691	£110,801,865
60% LAR - 40% CIR	15%	£10,010,935	£148,471,428	£147,234,795	£146,840,314	£145,848,488	£144,856,662	£143,864,836
60% LAR - 40% CIR	20%	£1,712,327	£173,360,098	£170,106,514	£169,712,033	£168,719,207	£167,726,381	£166,733,555
60% LAR - 40% CIR	25%	£1,100,723,437	£168,298,140	£173,022,854	£172,628,373	£171,635,547	£170,642,721	£169,649,895
60% LAR - 40% CIR	30%	£1,164,124,473	£175,124,178	£178,129,106	£177,734,625	£176,741,799	£175,748,973	£174,756,147
60% LAR - 40% CIR	35%	£1,124,387,583	£170,302,867	£176,349,226	£175,954,745	£174,961,919	£173,969,093	£172,976,267
60% LAR - 40% CIR	40%	£1,104,148,234	£169,608,626	£175,124,178	£174,734,625	£173,741,799	£172,748,973	£171,756,147
60% LAR - 40% CIR	45%	£1,101,341,707	£169,560,508	£175,124,178	£174,734,625	£173,741,799	£172,748,973	£171,756,147
60% LAR - 40% CIR	50%	£1,098,358,495	£169,518,297	£175,124,178	£174,734,625	£173,741,799	£172,748,973	£171,756,147

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£38,526,053	£117,038,368	£124,998,984	£124,595,503	£123,592,022	£122,588,541	£121,585,060
60% LAR - 40% CIR	5%	£21,786,158	£140,998,548	£145,905,164	£145,501,683	£144,498,202	£143,494,721	£142,491,240
60% LAR - 40% CIR	10%	£19,505,505	£133,004,514	£138,910,130	£138,506,649	£137,503,168	£136,499,687	£135,496,206
60% LAR - 40% CIR	15%	£24,807,058	£136,520,605	£141,427,221	£141,023,740	£140,020,259	£139,016,778	£138,013,297
60% LAR - 40% CIR	20%	£17,120,518	£140,757,062	£145,668,114	£145,264,633	£144,261,152	£143,257,671	£142,254,190
60% LAR - 40% CIR	25%	£13,601,913	£140,757,062	£145,668,114	£145,264,633	£144,261,152	£143,257,671	£142,254,190
60% LAR - 40% CIR	30%	£13,601,913	£140,757,062	£145,668,114	£145,264,633	£144,261,152	£143,257,671	£142,254,190
60% LAR - 40% CIR	35%	£13,601,913	£140,757,062	£145,668,114	£145,264,633	£144,261,152	£143,257,671	£142,254,190
60% LAR - 40% CIR	40%	£13,601,913	£140,757,062	£145,668,114	£145,264,633	£144,261,152	£143,257,671	£142,254,190
60% LAR - 40% CIR	45%	£13,601,913	£140,757,062	£145,668,114	£145,264,633	£144,261,152	£143,257,671	£142,254,190
60% LAR - 40% CIR	50%	£13,601,913	£140,757,062	£145,668,114	£145,264,633	£144,261,152	£143,257,671	£142,254,190

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£100,512,194	£102,752,248	£105,913,794	£105,519,313	£104,525,832	£103,532,351	£102,538,870
60% LAR - 40% CIR	5%	£96,216,563	£140,998,548	£145,905,164	£145,501,683	£144,498,202	£143,494,721	£142,491,240
60% LAR - 40% CIR	10%	£12,505,505	£133,004,514	£138,910,130	£138,506,649	£137,503,168	£136,499,687	£135,496,206
60% LAR - 40% CIR	15%	£17,761,585	£136,520,605	£141,427,221	£141,023,740	£140,020,259	£139,016,778	£138,013,297
60% LAR - 40% CIR	20%	£14,486,052	£140,757,062	£145,668,114	£145,264,633	£144,261,152	£143,257,671	£142,254,190
60% LAR - 40% CIR	25%	£19,086,063	£140,757,062	£145,668,114	£145,264,633	£144,261,152	£143,257,671	£142,254,190
60% LAR - 40% CIR	30%	£14,086,047	£140,757,062	£145,668,114	£145,264,633	£144,261,152	£143,257,671	£142,254,190
60% LAR - 40% CIR	35%	£12,024,237	£140,757,062	£145,668,114	£145,264,633	£144,261,152	£143,257,671	£142,254,190
60% LAR - 40% CIR	40%	£12,024,237	£140,757,062	£145,668,114	£145,264,633	£144,261,152	£143,257,671	£142,254,190
60% LAR - 40% CIR	45%	£12,024,237	£140,757,062	£145,668,114	£145,264,633	£144,261,152	£143,257,671	£142,254,190
60% LAR - 40% CIR	50%	£12,024,237	£140,757,062	£145,668,114	£145,264,633	£144,261,152	£143,257,671	£142,254,190

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£107,585,914	£119,830,969	£122,992,014	£122,598,533	£121,605,052	£120,611,571	£119,618,090
60% LAR - 40% CIR	5%	£143,364,303	£110,075,198	£110,075,198	£109,681,717	£108,688,236	£107,694,755	£106,701,274
60% LAR - 40% CIR	10%	£129,153,958	£104,273,634	£107,487,307	£107,092,826	£106,100,345	£105,107,864	£104,115,383
60% LAR - 40% CIR	15%	£114,873,305	£101,401,812	£104,615,485	£104,221,004	£103,227,523	£102,234,042	£101,240,561
60% LAR - 40% CIR	20%	£100,543,772	£98,535,150	£101,749,226	£101,354,745	£100,360,264	£99,365,783	£98,371,302
60% LAR - 40% CIR	25%	£86,174,163	£95,599,991	£98,813,664	£98,419,183	£97,424,702	£96,430,221	£95,435,740
60% LAR - 40% CIR	30%	£71,763,767	£82,619,084	£85,832,757	£85,438,276	£84,443,795	£83,449,314	£82,454,833
60% LAR - 40% CIR	35%	£57,353,147	£69,585,013	£72,798,686	£72,404,205	£71,409,724	£70,415,243	£69,420,762
60% LAR - 40% CIR	40%	£42,942,554	£56,550,942	£59,764,615	£59,370,134	£58,375,653	£57,381,172	£56,386,691
60% LAR - 40% CIR	45%	£28,531,973	£43,526,871	£46,740,544	£46,346,063	£45,351,582	£44,357,101	£43,362,620
60% LAR - 40% CIR	50%	£13,611,345	£28,492,743	£31,706,416	£31,311,935	£30,317,454	£29,322,973	£28,328,492

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & Pitches at a rent of £57.61 per pitch per week

No Units	546
Site Area	2.88 Ha

Residual land values:

Value Area	Zone C - RP Periphery £2,250 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - CIR

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£302,616.813	£260,077.967	£265,328.058	£267,786.342	£270,996.390	£270,996.390	£268,725.717
60% LAR - 40% CIR	10%	£302,616.813	£260,077.967	£265,328.058	£267,786.342	£270,996.390	£270,996.390	£268,725.717
60% LAR - 40% CIR	15%	£293,599.400	£230,011.982	£233,309.734	£232,921.473	£231,950.822	£231,950.822	£229,891.411
60% LAR - 40% CIR	20%	£243,516.687	£211,912.103	£205,230.660	£204,843.684	£203,875.665	£203,875.665	£198,444.658
60% LAR - 40% CIR	25%	£224,011.868	£188,769.352	£187,105.965	£186,718.628	£185,754.711	£185,754.711	£176,748.816
60% LAR - 40% CIR	30%	£204,458.997	£175,580.987	£169,344.999	£168,957.658	£167,993.707	£167,993.707	£158,987.709
60% LAR - 40% CIR	35%	£184,757.605	£157,350.513	£150,715.235	£150,327.892	£149,363.919	£149,363.919	£140,357.920
60% LAR - 40% CIR	40%	£165,038.542	£139,072.578	£132,363.033	£132,007.056	£131,039.895	£131,039.895	£122,032.746
60% LAR - 40% CIR	45%	£145,263.140	£120,668.973	£114,008.083	£113,641.801	£112,676.272	£112,676.272	£103,669.195
60% LAR - 40% CIR	50%	£125,447.414	£102,276.803	£95,618.154	£95,252.496	£94,288.212	£94,288.212	£85,281.553

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£260,181.558	£223,133.931	£225,992.725	£225,755.714	£225,755.714	£225,755.714	£224,488.927
60% LAR - 40% CIR	5%	£260,181.558	£223,133.931	£225,992.725	£225,755.714	£225,755.714	£225,755.714	£224,488.927
60% LAR - 40% CIR	10%	£247,597.686	£198,161.261	£201,597.962	£201,360.951	£201,360.951	£201,360.951	£199,535.549
60% LAR - 40% CIR	15%	£218,729.720	£157,517.138	£157,517.138	£156,307.647	£156,292.358	£156,292.358	£155,337.769
60% LAR - 40% CIR	20%	£197,402.418	£139,316.597	£139,316.597	£138,306.407	£138,291.118	£138,291.118	£137,346.462
60% LAR - 40% CIR	25%	£177,217.252	£127,400.763	£124,733.025	£124,555.895	£124,540.606	£124,540.606	£123,684.394
60% LAR - 40% CIR	30%	£158,404.175	£109,644.135	£109,644.135	£109,468.112	£109,452.823	£109,452.823	£108,696.611
60% LAR - 40% CIR	35%	£140,717.513	£93,278.807	£93,278.807	£93,101.318	£93,086.029	£93,086.029	£92,329.817
60% LAR - 40% CIR	40%	£124,194.376	£78,126.125	£78,126.125	£77,948.597	£77,933.308	£77,933.308	£77,177.095
60% LAR - 40% CIR	45%	£108,361.888	£64,533.447	£64,533.447	£64,355.919	£64,340.630	£64,340.630	£63,584.418
60% LAR - 40% CIR	50%	£93,791.338	£52,692.437	£52,692.437	£52,514.889	£52,500.600	£52,500.600	£51,744.387

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£137,321.138	£101,382.187	£104,632.378	£104,241.357	£103,263.806	£103,263.806	£102,139.964
60% LAR - 40% CIR	5%	£137,321.138	£101,382.187	£104,632.378	£104,241.357	£103,263.806	£103,263.806	£102,139.964
60% LAR - 40% CIR	10%	£106,403.720	£68,616.302	£68,616.302	£67,255.142	£67,240.853	£67,240.853	£66,195.751
60% LAR - 40% CIR	15%	£78,581.507	£47,216.483	£46,534.980	£46,147.524	£45,760.021	£45,760.021	£44,814.976
60% LAR - 40% CIR	20%	£58,116.188	£29,672.672	£29,672.672	£29,285.168	£28,897.665	£28,897.665	£28,052.136
60% LAR - 40% CIR	25%	£39,769.587	£10,865.307	£10,865.307	£10,478.801	£10,091.298	£10,091.298	£9,703.795
60% LAR - 40% CIR	30%	£24,501.325	£-2,485.867	£-2,485.867	£-2,485.867	£-2,485.867	£-2,485.867	£-2,485.867
60% LAR - 40% CIR	35%	£14,716.376	£-12,154.125	£-12,154.125	£-12,154.125	£-12,154.125	£-12,154.125	£-12,154.125
60% LAR - 40% CIR	40%	£5,424.802	£-29,623.102	£-29,623.102	£-29,623.102	£-29,623.102	£-29,623.102	£-29,623.102
60% LAR - 40% CIR	45%	£-14,003.067	£-44,003.067	£-44,003.067	£-44,003.067	£-44,003.067	£-44,003.067	£-44,003.067
60% LAR - 40% CIR	50%	£-33,248.268	£-63,248.268	£-63,248.268	£-63,248.268	£-63,248.268	£-63,248.268	£-63,248.268

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£260,181.558	£223,133.931	£225,992.725	£225,755.714	£225,755.714	£225,755.714	£224,488.927
60% LAR - 40% CIR	5%	£260,181.558	£223,133.931	£225,992.725	£225,755.714	£225,755.714	£225,755.714	£224,488.927
60% LAR - 40% CIR	10%	£247,597.686	£198,161.261	£201,597.962	£201,360.951	£201,360.951	£201,360.951	£199,535.549
60% LAR - 40% CIR	15%	£218,729.720	£157,517.138	£157,517.138	£156,307.647	£156,292.358	£156,292.358	£155,337.769
60% LAR - 40% CIR	20%	£197,402.418	£139,316.597	£139,316.597	£138,306.407	£138,291.118	£138,291.118	£137,346.462
60% LAR - 40% CIR	25%	£177,217.252	£127,400.763	£124,733.025	£124,555.895	£124,540.606	£124,540.606	£123,684.394
60% LAR - 40% CIR	30%	£158,404.175	£109,644.135	£109,644.135	£109,468.112	£109,452.823	£109,452.823	£108,696.611
60% LAR - 40% CIR	35%	£140,717.513	£93,278.807	£93,278.807	£93,101.318	£93,086.029	£93,086.029	£92,329.817
60% LAR - 40% CIR	40%	£124,194.376	£78,126.125	£78,126.125	£77,948.597	£77,933.308	£77,933.308	£77,177.095
60% LAR - 40% CIR	45%	£108,361.888	£64,533.447	£64,533.447	£64,355.919	£64,340.630	£64,340.630	£63,584.418
60% LAR - 40% CIR	50%	£93,791.338	£52,692.437	£52,692.437	£52,514.889	£52,500.600	£52,500.600	£51,744.387

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£260,181.558	£223,133.931	£225,992.725	£225,755.714	£225,755.714	£225,755.714	£224,488.927
60% LAR - 40% CIR	5%	£260,181.558	£223,133.931	£225,992.725	£225,755.714	£225,755.714	£225,755.714	£224,488.927
60% LAR - 40% CIR	10%	£247,597.686	£198,161.261	£201,597.962	£201,360.951	£201,360.951	£201,360.951	£199,535.549
60% LAR - 40% CIR	15%	£218,729.720	£157,517.138	£157,517.138	£156,307.647	£156,292.358	£156,292.358	£155,337.769
60% LAR - 40% CIR	20%	£197,402.418	£139,316.597	£139,316.597	£138,306.407	£138,291.118	£138,291.118	£137,346.462
60% LAR - 40% CIR	25%	£177,217.252	£127,400.763	£124,733.025	£124,555.895	£124,540.606	£124,540.606	£123,684.394
60% LAR - 40% CIR	30%	£158,404.175	£109,644.135	£109,644.135	£109,468.112	£109,452.823	£109,452.823	£108,696.611
60% LAR - 40% CIR	35%	£140,717.513	£93,278.807	£93,278.807	£93,101.318	£93,086.029	£93,086.029	£92,329.817
60% LAR - 40% CIR	40%	£124,194.376	£78,126.125	£78,126.125	£77,948.597	£77,933.308	£77,933.308	£77,177.095
60% LAR - 40% CIR	45%	£108,361.888	£64,533.447	£64,533.447	£64,355.919	£64,340.630	£64,340.630	£63,584.418
60% LAR - 40% CIR	50%	£93,791.338	£52,692.437	£52,692.437	£52,514.889	£52,500.600	£52,500.600	£51,744.387

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & Pitches at a rent of £57.61 per pitch per week

No Units	546
Site Area	2.88 Ha

Residual land values:

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£341,712,362	£305,905,396	£296,158,567	£118,783,527	£170,619,232	£118,783,527	£158,957,507
60% LAR - 40% CIR	10%	£335,185,795	£295,801,549	£279,076,539	£79,886,668	£297,713,504	£118,783,527	£268,666,322
60% LAR - 40% CIR	15%	£298,616,376	£265,640,823	£258,947,575	£258,559,315	£257,588,664	£257,588,664	£248,529,252
60% LAR - 40% CIR	20%	£277,054,435	£245,453,962	£238,772,158	£238,385,103	£237,417,463	£237,417,463	£228,388,156
60% LAR - 40% CIR	25%	£255,350,376	£225,213,506	£218,550,149	£218,164,783	£217,189,896	£217,189,896	£208,153,970
60% LAR - 40% CIR	30%	£233,654,444	£204,929,797	£199,263,811	£197,268,619	£196,286,338	£196,286,338	£187,147,455
60% LAR - 40% CIR	35%	£211,917,646	£184,602,579	£177,971,804	£177,587,672	£176,627,346	£176,627,346	£167,664,269
60% LAR - 40% CIR	40%	£190,139,813	£164,233,492	£157,615,190	£157,231,809	£156,273,357	£156,273,357	£147,297,823
60% LAR - 40% CIR	45%	£168,321,967	£143,851,779	£137,008,072	£136,618,840	£135,664,260	£135,664,260	£126,842,193
60% LAR - 40% CIR	50%	£146,410,851	£123,347,600	£116,089,092	£116,303,355	£115,339,109	£109,563,641	£106,339,452

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£44,566,225	£44,740,804	£37,264,137	£37,271,559	£36,595,112	£37,271,559	£27,420,940
60% LAR - 40% CIR	5%	£36,460,142	£36,619,276	£31,257,467	£31,258,446	£30,586,895	£31,258,446	£17,407,382
60% LAR - 40% CIR	10%	£36,560,215	£4,742,459	£22,261,545	£22,269,895	£21,546,456	£22,269,895	£14,454,264
60% LAR - 40% CIR	15%	£17,387,256	£15,576,267	£12,261,545	£12,269,895	£11,546,456	£12,269,895	£7,889,888
60% LAR - 40% CIR	20%	£17,387,256	£15,576,267	£12,261,545	£12,269,895	£11,546,456	£12,269,895	£7,889,888
60% LAR - 40% CIR	25%	£25,878,744	£36,515,814	£30,278,317	£30,284,337	£29,559,254	£30,284,337	£19,038,180
60% LAR - 40% CIR	30%	£24,124,476	£18,296,325	£15,345,308	£15,350,302	£14,625,265	£15,350,302	£9,515,780
60% LAR - 40% CIR	35%	£18,511,474	£16,528,141	£13,297,316	£13,301,448	£12,581,774	£13,301,448	£11,584,821
60% LAR - 40% CIR	40%	£21,266,137	£17,458,025	£15,167,105	£15,167,105	£14,452,780	£15,167,105	£10,517,786
60% LAR - 40% CIR	45%	£11,077,553	£17,407,341	£14,420,348	£14,420,348	£13,714,760	£14,420,348	£10,188,517
60% LAR - 40% CIR	50%	£134,816,289	£107,891,693	£98,488,089	£98,488,089	£97,608,001	£107,891,693	£74,888,638

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£177,716,582	£141,212,716	£134,462,307	£134,071,386	£133,094,335	£133,094,335	£123,970,522
60% LAR - 40% CIR	5%	£177,716,582	£141,212,716	£134,462,307	£134,071,386	£133,094,335	£133,094,335	£123,970,522
60% LAR - 40% CIR	10%	£133,050,696	£100,954,143	£94,251,955	£93,863,636	£92,882,954	£92,882,954	£83,933,972
60% LAR - 40% CIR	15%	£112,306,749	£80,757,362	£74,076,478	£73,688,223	£72,721,783	£72,721,783	£63,666,476
60% LAR - 40% CIR	20%	£100,854,366	£69,317,628	£63,045,163	£62,654,146	£61,687,246	£61,687,246	£52,630,262
60% LAR - 40% CIR	25%	£98,959,361	£60,254,117	£53,988,131	£53,595,124	£52,640,658	£52,640,658	£43,587,507
60% LAR - 40% CIR	30%	£121,968,357	£79,807,324	£72,867,124	£72,474,166	£71,501,686	£71,501,686	£62,464,075
60% LAR - 40% CIR	35%	£25,444,133	£46,136,133	£37,260,456	£37,260,456	£36,522,323	£37,260,456	£17,397,887
60% LAR - 40% CIR	40%	£14,625,887	£43,625,887	£34,625,887	£34,625,887	£33,844,587	£34,625,887	£14,625,887
60% LAR - 40% CIR	45%	£13,458,183	£41,348,183	£32,358,183	£32,358,183	£31,576,883	£32,358,183	£13,458,183
60% LAR - 40% CIR	50%	£13,458,183	£41,348,183	£32,358,183	£32,358,183	£31,576,883	£32,358,183	£13,458,183

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£246,782,795	£209,560,324	£202,763,057	£202,381,219	£201,409,632	£201,409,632	£192,248,469
60% LAR - 40% CIR	5%	£225,992,862	£189,498,786	£182,748,367	£182,367,566	£181,386,014	£181,386,014	£172,226,662
60% LAR - 40% CIR	10%	£225,992,862	£189,498,786	£182,748,367	£182,367,566	£181,386,014	£181,386,014	£172,226,662
60% LAR - 40% CIR	15%	£182,205,776	£148,240,223	£142,537,975	£142,148,715	£141,170,664	£141,170,664	£132,011,652
60% LAR - 40% CIR	20%	£196,364,829	£159,344,062	£152,362,958	£151,975,303	£150,997,653	£150,997,653	£141,838,556
60% LAR - 40% CIR	25%	£138,940,776	£108,803,906	£102,141,748	£101,755,183	£100,780,266	£100,780,266	£91,621,370
60% LAR - 40% CIR	30%	£117,245,197	£88,520,197	£81,848,211	£81,460,216	£80,482,716	£80,482,716	£71,323,807
60% LAR - 40% CIR	35%	£96,598,586	£68,193,379	£61,562,504	£61,178,072	£60,217,746	£60,217,746	£51,058,699
60% LAR - 40% CIR	40%	£73,735,313	£47,823,862	£41,202,560	£40,822,269	£39,861,767	£39,861,767	£30,702,273
60% LAR - 40% CIR	45%	£51,911,967	£27,412,179	£20,786,472	£20,410,540	£19,444,660	£19,444,660	£10,285,563
60% LAR - 40% CIR	50%	£30,051,251	£6,057,000	£275,452	£286,346	£1,070,891	£1,070,891	£10,076,398

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£303,884,475	£286,639,044	£259,862,377	£259,469,799	£258,488,352	£258,488,352	£249,328,189
60% LAR - 40% CIR	5%	£295,381,362	£246,577,016	£239,857,707	£239,459,686	£238,480,105	£238,480,105	£229,320,322
60% LAR - 40% CIR	10%	£280,854,915	£230,470,069	£219,745,059	£219,356,078	£218,382,124	£218,382,124	£209,201,885
60% LAR - 40% CIR	15%	£229,265,499	£198,116,943	£189,116,095	£188,727,841	£187,754,097	£187,754,097	£178,593,372
60% LAR - 40% CIR	20%	£217,673,649	£186,122,782	£179,441,278	£179,054,223	£178,080,583	£178,080,583	£168,919,276
60% LAR - 40% CIR	25%	£196,079,499	£169,829,889	£159,719,869	£159,333,863	£158,360,462	£158,360,462	£149,199,090
60% LAR - 40% CIR	30%	£174,523,761	£146,588,917	£138,362,931	£138,067,538	£137,093,498	£137,093,498	£128,022,307
60% LAR - 40% CIR	35%	£152,969,766	£125,272,589	£116,560,564	£116,265,566	£115,291,669	£115,291,669	£106,124,718
60% LAR - 40% CIR	40%	£130,308,433	£104,562,412	£95,850,369	£95,555,369	£94,581,477	£94,581,477	£85,412,941
60% LAR - 40% CIR	45%	£108,560,587	£84,460,689	£77,875,152	£77,580,580	£76,605,380	£76,605,380	£67,432,303
60% LAR - 40% CIR	50%	£87,076,911	£64,016,620	£57,568,172	£57,273,475	£56,300,229	£56,300,229	£47,068,612

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £119.90 per pitch per week

No Units 646
Site Area 2.88 Ha

Residual land values:

Value Area

Zone C - £1,050 paf

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
	0%	£10,971,500	£10,985,164	£10,984,133	£10,915,081	£10,982,448	£10,985,815	£10,987,746
60% LAR - 40% CIR	5%	£63,168,072	£25,430,938	£18,307,861	£17,980,431	£16,971,854	£10,807,194	£7,376,140
60% LAR - 40% CIR	10%	£30,215,306	£10,020,457	£7,508,797	£12,484,858	£11,567,527	£5,303,606	£1,879,240
60% LAR - 40% CIR	15%	£49,220,205	£14,387,215	£7,324,034	£6,915,069	£5,891,261	£2,655,068	£3,733,803
60% LAR - 40% CIR	20%	£47,183,551	£8,742,007	£1,084,481	£1,296,217	£265,556	£4,980,300	£9,480,300
60% LAR - 40% CIR	25%	£35,097,533	£3,043,658	£4,062,116	£4,480,849	£5,227,679	£11,808,661	£15,268,065
60% LAR - 40% CIR	30%	£27,934,764	£2,741,938	£3,957,990	£10,386,685	£11,413,882	£17,719,503	£21,247,743
60% LAR - 40% CIR	35%	£40,708,359	£8,666,654	£15,917,340	£16,338,740	£17,385,990	£22,733,483	£27,300,072
60% LAR - 40% CIR	40%	£13,432,519	£14,718,940	£21,998,518	£22,416,994	£23,486,087	£25,805,246	£33,470,335
60% LAR - 40% CIR	45%	£6,862,151	£20,866,023	£24,235,109	£24,656,418	£25,726,862	£28,133,429	£38,962,818
60% LAR - 40% CIR	50%	£1,416,188	£27,155,279	£34,522,235	£34,948,743	£36,015,011	£42,412,621	£45,966,849

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
	0%	£11,161,735	£10,914,752	£10,914,752	£10,914,752	£10,914,752	£10,914,752	£10,914,752
60% LAR - 40% CIR	5%	£24,000,916	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	10%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	15%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	20%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	25%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	30%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	35%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	40%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	45%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	50%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
	0%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	5%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	10%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	15%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	20%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	25%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	30%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	35%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	40%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	45%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	50%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
	0%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	5%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	10%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	15%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	20%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	25%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	30%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	35%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	40%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	45%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	50%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
	0%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	5%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	10%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	15%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	20%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	25%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	30%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	35%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	40%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	45%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164
60% LAR - 40% CIR	50%	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164	£10,985,164

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 : 546 Flats & 4 Pitches at a rent of £119.90 per pitch per week		Value Area		Zone C - £1,150 paf				
No Units	546	Sales value inflation		Base				
Site Area	2.88 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR - CIR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	139,181,881	142,554,824	145,374,367	144,968,997	144,959,002	137,872,764	134,454,824
60% LAR - 40% CIR	10%	153,232,907	145,870,744	138,917,853	138,915,068	137,558,062	131,386,007	128,001,355
60% LAR - 40% CIR	15%	175,256,719	139,339,882	132,377,576	131,971,645	130,989,817	124,867,851	121,485,053
60% LAR - 40% CIR	20%	187,241,730	137,755,716	125,772,188	125,367,644	124,366,268	118,287,942	114,916,854
60% LAR - 40% CIR	25%	198,182,126	126,080,321	119,114,816	118,715,138	117,706,010	111,642,705	108,268,872
60% LAR - 40% CIR	30%	151,008,961	119,359,086	112,416,715	112,014,551	110,997,822	104,860,853	101,488,251
60% LAR - 40% CIR	35%	142,302,434	112,392,469	105,622,684	105,195,970	104,160,751	97,933,718	94,407,360
60% LAR - 40% CIR	40%	134,563,458	105,728,581	101,285,355	101,696,607	102,725,030	96,567,829	93,440,661
60% LAR - 40% CIR	45%	126,263,624	101,218,366	103,370,888	103,786,814	103,826,631	97,686,631	94,550,593
60% LAR - 40% CIR	50%	117,811,772	98,363,275	105,507,863	105,916,865	105,931,597	99,793,381	96,661,130
60% LAR - 40% CIR	55%	105,458,488	93,621,029	102,303,100	102,329,608	102,365,876	96,235,488	93,347,715
Residual Land values compared to benchmark land values		£97,649,000						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	178,567,122	212,340,756	219,321,913	219,725,703	219,736,878	219,821,136	219,820,756
60% LAR - 40% CIR	10%	181,484,875	218,024,036	218,024,036	218,024,036	218,024,036	218,024,036	218,024,036
60% LAR - 40% CIR	15%	188,436,361	212,355,756	213,318,154	213,724,035	213,736,883	213,821,136	213,820,756
60% LAR - 40% CIR	20%	193,431,395	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086
60% LAR - 40% CIR	25%	193,431,395	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086
60% LAR - 40% CIR	30%	193,431,395	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086
60% LAR - 40% CIR	35%	193,431,395	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086
60% LAR - 40% CIR	40%	193,431,395	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086
60% LAR - 40% CIR	45%	193,431,395	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086
60% LAR - 40% CIR	50%	193,431,395	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086
Residual Land values compared to benchmark land values		£97,186,000						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	273,532,516	212,340,756	219,321,913	219,725,703	219,736,878	219,821,136	219,820,756
60% LAR - 40% CIR	10%	181,484,875	218,024,036	218,024,036	218,024,036	218,024,036	218,024,036	218,024,036
60% LAR - 40% CIR	15%	188,436,361	212,355,756	213,318,154	213,724,035	213,736,883	213,821,136	213,820,756
60% LAR - 40% CIR	20%	193,431,395	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086
60% LAR - 40% CIR	25%	193,431,395	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086
60% LAR - 40% CIR	30%	193,431,395	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086
60% LAR - 40% CIR	35%	193,431,395	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086
60% LAR - 40% CIR	40%	193,431,395	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086
60% LAR - 40% CIR	45%	193,431,395	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086
60% LAR - 40% CIR	50%	193,431,395	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086	213,359,086
Residual Land values compared to benchmark land values		£40,420,000						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	133,177,983	170,538,856	177,861,747	177,864,132	178,901,136	188,177,893	188,438,345
60% LAR - 40% CIR	10%	133,177,983	170,538,856	177,861,747	177,864,132	178,901,136	188,177,893	188,438,345
60% LAR - 40% CIR	15%	133,177,983	170,538,856	177,861,747	177,864,132	178,901,136	188,177,893	188,438,345
60% LAR - 40% CIR	20%	133,177,983	170,538,856	177,861,747	177,864,132	178,901,136	188,177,893	188,438,345
60% LAR - 40% CIR	25%	133,177,983	170,538,856	177,861,747	177,864,132	178,901,136	188,177,893	188,438,345
60% LAR - 40% CIR	30%	133,177,983	170,538,856	177,861,747	177,864,132	178,901,136	188,177,893	188,438,345
60% LAR - 40% CIR	35%	133,177,983	170,538,856	177,861,747	177,864,132	178,901,136	188,177,893	188,438,345
60% LAR - 40% CIR	40%	133,177,983	170,538,856	177,861,747	177,864,132	178,901,136	188,177,893	188,438,345
60% LAR - 40% CIR	45%	133,177,983	170,538,856	177,861,747	177,864,132	178,901,136	188,177,893	188,438,345
60% LAR - 40% CIR	50%	133,177,983	170,538,856	177,861,747	177,864,132	178,901,136	188,177,893	188,438,345
Residual Land values compared to benchmark land values		£20,661,000						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	123,801,127	133,460,136	120,413,027	120,815,812	121,822,818	121,824,273	121,824,273
60% LAR - 40% CIR	10%	123,801,127	133,460,136	120,413,027	120,815,812	121,822,818	121,824,273	121,824,273
60% LAR - 40% CIR	15%	123,801,127	133,460,136	120,413,027	120,815,812	121,822,818	121,824,273	121,824,273
60% LAR - 40% CIR	20%	123,801,127	133,460,136	120,413,027	120,815,812	121,822,818	121,824,273	121,824,273
60% LAR - 40% CIR	25%	123,801,127	133,460,136	120,413,027	120,815,812	121,822,818	121,824,273	121,824,273
60% LAR - 40% CIR	30%	123,801,127	133,460,136	120,413,027	120,815,812	121,822,818	121,824,273	121,824,273
60% LAR - 40% CIR	35%	123,801,127	133,460,136	120,413,027	120,815,812	121,822,818	121,824,273	121,824,273
60% LAR - 40% CIR	40%	123,801,127	133,460,136	120,413,027	120,815,812	121,822,818	121,824,273	121,824,273
60% LAR - 40% CIR	45%	123,801,127	133,460,136	120,413,027	120,815,812	121,822,818	121,824,273	121,824,273
60% LAR - 40% CIR	50%	123,801,127	133,460,136	120,413,027	120,815,812	121,822,818	121,824,273	121,824,273

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 : 546 Flats & 4 Pitches at a rent of £119.90 per pitch per week

No Units 646
Site Area 2.88 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£184,988,185	£185,870,350	£189,851,365	£189,855,748	£184,483,118	£182,481,721	£186,107,671
60% LAR - 40% CIR	5%	£153,116,976	£165,548,412	£168,707,401	£168,708,896	£168,132,633	£167,335,549	£166,014,170
60% LAR - 40% CIR	10%	£141,300,981	£160,376,815	£160,323,074	£160,320,059	£160,153,438	£159,177,852	£158,869,184
60% LAR - 40% CIR	15%	£129,836,838	£156,121,476	£156,280,533	£156,280,533	£156,006,009	£154,970,625	£154,673,181
60% LAR - 40% CIR	20%	£118,135,733	£150,500,861	£150,511,449	£150,510,884	£150,003,522	£147,173,445	£146,425,613
60% LAR - 40% CIR	25%	£106,382,174	£145,476,388	£145,685,062	£145,681,737	£144,308,349	£141,408,022	£140,107,640
60% LAR - 40% CIR	30%	£94,558,547	£139,585,541	£139,712,335	£139,710,913	£138,009,084	£135,098,107	£134,084,312
60% LAR - 40% CIR	35%	£82,681,944	£134,651,757	£134,745,058	£134,743,370	£132,484,151	£129,558,832	£128,291,432
60% LAR - 40% CIR	40%	£70,765,180	£124,133,841	£124,136,415	£124,136,415	£121,934,210	£118,010,474	£116,705,603
60% LAR - 40% CIR	45%	£58,807,614	£113,544,640	£113,544,640	£113,544,642	£109,307,938	£105,319,271	£104,051,859
60% LAR - 40% CIR	50%	£46,783,255	£102,911,269	£102,911,269	£102,911,269	£95,637,822	£91,642,189	£90,388,391

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£136,522,125	£137,288,732	£137,287,732	£137,287,732	£136,522,125	£136,522,125	£137,288,732
60% LAR - 40% CIR	5%	£118,688,881	£129,688,881	£129,688,881	£129,688,881	£128,923,697	£128,923,697	£129,688,881
60% LAR - 40% CIR	10%	£108,725,053	£121,652,355	£121,703,584	£121,703,584	£121,056,053	£120,056,053	£120,725,053
60% LAR - 40% CIR	15%	£97,992,283	£115,107,544	£115,138,187	£115,133,980	£114,533,111	£113,268,539	£112,925,539
60% LAR - 40% CIR	20%	£87,108,407	£108,486,286	£108,486,286	£108,486,286	£107,412,812	£105,848,548	£105,412,812
60% LAR - 40% CIR	25%	£76,248,548	£101,753,732	£101,753,732	£101,753,732	£100,500,771	£98,718,088	£98,257,380
60% LAR - 40% CIR	30%	£65,384,173	£95,143,176	£95,143,176	£95,143,176	£93,848,347	£91,848,347	£91,384,173
60% LAR - 40% CIR	35%	£54,519,718	£88,532,567	£88,532,567	£88,532,567	£87,154,960	£84,854,960	£84,397,688
60% LAR - 40% CIR	40%	£43,655,263	£81,921,958	£81,921,958	£81,921,958	£80,387,821	£77,848,347	£77,384,173
60% LAR - 40% CIR	45%	£32,790,808	£75,311,349	£75,311,349	£75,311,349	£73,507,782	£70,854,960	£70,397,688
60% LAR - 40% CIR	50%	£21,926,353	£68,700,740	£68,700,740	£68,700,740	£66,504,215	£63,754,960	£63,297,688

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£127,127,127	£127,127,127	£127,127,127	£127,127,127	£127,127,127	£127,127,127	£127,127,127
60% LAR - 40% CIR	5%	£109,127,127	£119,127,127	£119,127,127	£119,127,127	£118,362,043	£118,362,043	£119,127,127
60% LAR - 40% CIR	10%	£97,127,127	£111,127,127	£111,127,127	£111,127,127	£110,396,959	£109,396,959	£110,127,127
60% LAR - 40% CIR	15%	£85,127,127	£103,127,127	£103,127,127	£103,127,127	£102,362,043	£101,362,043	£102,127,127
60% LAR - 40% CIR	20%	£73,127,127	£95,127,127	£95,127,127	£95,127,127	£94,043,058	£93,043,058	£93,792,127
60% LAR - 40% CIR	25%	£61,127,127	£87,127,127	£87,127,127	£87,127,127	£85,824,073	£84,824,073	£85,573,127
60% LAR - 40% CIR	30%	£49,127,127	£79,127,127	£79,127,127	£79,127,127	£77,705,088	£76,705,088	£77,454,127
60% LAR - 40% CIR	35%	£37,127,127	£71,127,127	£71,127,127	£71,127,127	£69,486,103	£68,486,103	£69,235,127
60% LAR - 40% CIR	40%	£25,127,127	£63,127,127	£63,127,127	£63,127,127	£61,267,118	£60,267,118	£61,016,127
60% LAR - 40% CIR	45%	£13,127,127	£55,127,127	£55,127,127	£55,127,127	£53,048,133	£52,048,133	£52,797,127
60% LAR - 40% CIR	50%	£1,127,127	£47,127,127	£47,127,127	£47,127,127	£44,829,148	£43,829,148	£44,578,127

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£136,522,125	£137,288,732	£137,287,732	£137,287,732	£136,522,125	£136,522,125	£137,288,732
60% LAR - 40% CIR	5%	£118,688,881	£129,688,881	£129,688,881	£129,688,881	£128,923,697	£128,923,697	£129,688,881
60% LAR - 40% CIR	10%	£108,725,053	£121,652,355	£121,703,584	£121,703,584	£121,056,053	£120,056,053	£120,725,053
60% LAR - 40% CIR	15%	£97,992,283	£115,107,544	£115,138,187	£115,133,980	£114,533,111	£113,268,539	£112,925,539
60% LAR - 40% CIR	20%	£87,108,407	£108,486,286	£108,486,286	£108,486,286	£107,412,812	£105,848,548	£105,412,812
60% LAR - 40% CIR	25%	£76,248,548	£101,753,732	£101,753,732	£101,753,732	£100,500,771	£98,718,088	£98,257,380
60% LAR - 40% CIR	30%	£65,384,173	£95,143,176	£95,143,176	£95,143,176	£93,848,347	£91,848,347	£91,384,173
60% LAR - 40% CIR	35%	£54,519,718	£88,532,567	£88,532,567	£88,532,567	£87,154,960	£84,854,960	£84,397,688
60% LAR - 40% CIR	40%	£43,655,263	£81,921,958	£81,921,958	£81,921,958	£80,387,821	£77,848,347	£77,384,173
60% LAR - 40% CIR	45%	£32,790,808	£75,311,349	£75,311,349	£75,311,349	£73,507,782	£70,854,960	£70,397,688
60% LAR - 40% CIR	50%	£21,926,353	£68,700,740	£68,700,740	£68,700,740	£66,504,215	£63,754,960	£63,297,688

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£182,982,277	£187,258,216	£189,851,365	£189,855,748	£184,483,118	£182,481,721	£186,107,671
60% LAR - 40% CIR	5%	£163,789,886	£167,217,532	£168,707,401	£168,708,896	£168,132,633	£167,335,549	£166,014,170
60% LAR - 40% CIR	10%	£145,166,181	£149,162,184	£149,162,184	£149,162,184	£148,862,268	£147,848,917	£147,548,917
60% LAR - 40% CIR	15%	£130,505,568	£136,780,086	£136,960,083	£136,960,083	£136,576,129	£135,239,740	£134,943,307
60% LAR - 40% CIR	20%	£118,789,803	£126,489,871	£126,489,871	£126,489,871	£125,268,154	£123,862,967	£123,562,967
60% LAR - 40% CIR	25%	£107,051,294	£116,144,008	£116,144,008	£116,144,008	£114,800,857	£113,277,460	£112,977,460
60% LAR - 40% CIR	30%	£95,325,887	£105,754,607	£105,754,607	£105,754,607	£104,299,982	£102,609,982	£102,309,982
60% LAR - 40% CIR	35%	£83,600,480	£95,368,200	£95,368,200	£95,368,200	£93,777,130	£91,987,130	£91,687,130
60% LAR - 40% CIR	40%	£71,875,073	£85,000,793	£85,000,793	£85,000,793	£83,200,793	£81,300,793	£81,000,793
60% LAR - 40% CIR	45%	£60,149,666	£74,635,386	£74,635,386	£74,635,386	£72,600,386	£70,600,386	£70,300,386
60% LAR - 40% CIR	50%	£48,424,259	£64,269,979	£64,269,979	£64,269,979	£62,000,386	£60,000,386	£59,700,386

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 : 546 Flats & 4 Pitches at a rent of £119.90 per pitch per week
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No Units	546
Site Area	2.88 Ha

Residual land values:

Value Area	Zone C - £1,700 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - CIR

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£274,104.145	£193,347.055	£192,506.146	£192,112.582	£191,122.258	£190,186.227	£181,878.905
60% LAR - 40% CIR	5%	£202,908.136	£160,591.794	£159,780.442	£159,385.856	£158,395.362	£157,460.666	£149,162.390
60% LAR - 40% CIR	10%	£186,597.793	£153,790.360	£153,003.933	£152,610.869	£151,627.686	£150,742.959	£142,444.645
60% LAR - 40% CIR	15%	£174,384.140	£140,943.438	£134,180.082	£133,788.261	£132,808.780	£131,931.772	£123,686.767
60% LAR - 40% CIR	20%	£160,057.006	£129,051.776	£121,305.362	£120,913.365	£119,942.305	£119,073.653	£110,739.653
60% LAR - 40% CIR	25%	£145,688.617	£115,115.717	£108,392.211	£108,002.726	£107,028.010	£106,158.671	£97,868.711
60% LAR - 40% CIR	30%	£131,277.651	£102,135.710	£95,426.136	£95,040.624	£94,065.807	£93,196.380	£84,910.690
60% LAR - 40% CIR	35%	£116,834.982	£86,112.199	£82,368.474	£81,976.990	£80,998.261	£80,128.027	£71,863.663
60% LAR - 40% CIR	40%	£102,331.188	£70,597.406	£69,252.416	£68,861.696	£67,884.897	£67,024.101	£58,768.104
60% LAR - 40% CIR	45%	£87,780.366	£52,826.152	£56,061.368	£55,717.249	£54,736.128	£53,895.652	£45,566.121
60% LAR - 40% CIR	50%	£73,147.971	£40,610.394	£42,861.615	£42,467.502	£41,483.620	£40,777.550	£32,256.991

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£284,125.122	£197,267.125	£196,739.135	£196,345.136	£195,355.392	£194,420.594	£185,129.114
60% LAR - 40% CIR	5%	£214,167.658	£161,457.658	£160,930.668	£160,536.669	£159,546.925	£158,612.127	£149,320.647
60% LAR - 40% CIR	10%	£202,561.571	£157,436.860	£154,725.167	£154,331.170	£153,341.426	£152,406.628	£143,115.148
60% LAR - 40% CIR	15%	£198,844.580	£148,285.852	£147,549.058	£147,155.059	£146,165.315	£145,230.517	£135,939.037
60% LAR - 40% CIR	20%	£174,171.114	£128,167.104	£126,177.108	£125,783.109	£124,793.365	£123,858.567	£114,567.087
60% LAR - 40% CIR	25%	£159,549.513	£108,113.403	£107,343.360	£107,233.364	£106,243.620	£105,308.822	£96,017.342
60% LAR - 40% CIR	30%	£144,861.113	£92,861.113	£91,871.116	£91,761.119	£90,771.375	£89,846.577	£80,555.097
60% LAR - 40% CIR	35%	£124,814.118	£71,861.118	£70,871.121	£70,761.124	£69,771.380	£68,846.582	£59,555.102
60% LAR - 40% CIR	40%	£104,814.118	£51,861.118	£50,871.121	£50,761.124	£49,771.380	£48,846.582	£39,555.102
60% LAR - 40% CIR	45%	£84,814.118	£31,861.118	£30,871.121	£30,761.124	£29,771.380	£28,846.582	£19,555.102
60% LAR - 40% CIR	50%	£64,814.118	£11,861.118	£10,871.121	£10,761.124	£9,771.380	£8,846.582	£0,555.102

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£352,499.068	£144,651.915	£139,815.400	£139,417.302	£138,428.808	£137,440.314	£128,149.792
60% LAR - 40% CIR	5%	£284,125.122	£116,611.114	£116,111.114	£115,711.114	£114,722.620	£113,734.126	£104,443.604
60% LAR - 40% CIR	10%	£235,992.113	£100,969.420	£100,569.420	£100,169.420	£99,180.926	£98,192.432	£88,901.910
60% LAR - 40% CIR	15%	£219,688.400	£86,664.364	£86,264.364	£85,864.364	£84,875.870	£83,887.376	£74,596.854
60% LAR - 40% CIR	20%	£194,384.140	£72,360.308	£71,960.308	£71,560.308	£70,571.814	£69,583.320	£60,292.798
60% LAR - 40% CIR	25%	£174,171.114	£58,056.252	£57,656.252	£57,256.252	£56,267.758	£55,279.264	£45,988.742
60% LAR - 40% CIR	30%	£154,057.006	£43,752.196	£43,352.196	£42,952.196	£41,963.702	£40,975.208	£31,684.686
60% LAR - 40% CIR	35%	£134,057.006	£29,448.140	£29,048.140	£28,648.140	£27,659.646	£26,671.152	£17,380.630
60% LAR - 40% CIR	40%	£114,057.006	£15,144.084	£14,744.084	£14,344.084	£13,355.590	£12,367.096	£3,076.574
60% LAR - 40% CIR	45%	£94,057.006	£0,839.028	£0,439.028	£0,039.028	£0,049.028	£0,059.028	£0,069.028
60% LAR - 40% CIR	50%	£74,057.006	£0,000.000	£0,000.000	£0,000.000	£0,000.000	£0,000.000	£0,000.000

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£386,488.538	£150,182.184	£143,370.842	£142,976.236	£141,986.702	£140,997.168	£131,706.646
60% LAR - 40% CIR	5%	£272,256.126	£107,364.126	£106,964.126	£106,564.126	£105,574.592	£104,584.618	£95,294.096
60% LAR - 40% CIR	10%	£237,974.540	£94,533.540	£94,133.540	£93,733.540	£92,743.566	£91,753.592	£82,463.070
60% LAR - 40% CIR	15%	£203,692.954	£81,702.954	£81,302.954	£80,902.954	£79,912.980	£78,922.980	£69,632.458
60% LAR - 40% CIR	20%	£179,411.368	£68,872.368	£68,472.368	£68,072.368	£67,082.394	£66,092.394	£56,801.872
60% LAR - 40% CIR	25%	£155,130.182	£56,041.782	£55,641.782	£55,241.782	£54,251.808	£53,261.808	£43,971.286
60% LAR - 40% CIR	30%	£130,848.596	£43,211.196	£42,811.196	£42,411.196	£41,421.222	£40,431.222	£31,140.700
60% LAR - 40% CIR	35%	£106,567.010	£30,380.610	£30,000.610	£29,620.610	£28,630.636	£27,640.636	£18,350.114
60% LAR - 40% CIR	40%	£82,285.424	£17,550.024	£17,170.024	£16,790.024	£15,800.050	£14,810.050	£5,519.528
60% LAR - 40% CIR	45%	£58,003.838	£4,719.438	£4,339.438	£3,959.438	£2,969.464	£2,589.464	£0,000.000
60% LAR - 40% CIR	50%	£33,722.252	£0,000.000	£0,000.000	£0,000.000	£0,000.000	£0,000.000	£0,000.000

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£180,916.715	£113,782.269	£112,782.269	£112,782.269	£111,782.269	£110,782.269	£102,548.025
60% LAR - 40% CIR	5%	£142,577.226	£107,260.814	£106,449.362	£106,058.016	£105,068.016	£104,078.016	£95,843.772
60% LAR - 40% CIR	10%	£129,336.813	£94,459.360	£93,647.908	£93,256.460	£92,266.460	£91,276.460	£83,042.216
60% LAR - 40% CIR	15%	£115,093.260	£81,648.905	£80,837.453	£80,446.005	£79,456.005	£78,466.005	£70,231.761
60% LAR - 40% CIR	20%	£100,849.707	£68,838.450	£68,027.000	£67,635.550	£66,645.550	£65,655.550	£57,421.306
60% LAR - 40% CIR	25%	£86,606.154	£56,027.995	£55,216.543	£54,825.095	£53,835.095	£52,845.095	£44,610.851
60% LAR - 40% CIR	30%	£72,362.601	£43,217.540	£42,406.088	£42,014.640	£41,024.640	£40,034.640	£31,800.396
60% LAR - 40% CIR	35%	£58,119.048	£30,407.085	£29,595.633	£29,204.185	£28,214.185	£27,224.185	£19,000.152
60% LAR - 40% CIR	40%	£43,875.495	£17,596.630	£16,785.178	£16,393.730	£15,403.730	£14,413.730	£6,189.697
60% LAR - 40% CIR	45%	£29,631.942	£4,786.175	£4,394.727	£4,003.279	£3,013.279	£2,023.279	£0,000.000
60% LAR - 40% CIR	50%	£15,388.389	£0,000.000	£0,000.000	£0,000.000	£0,000.000	£0,000.000	£0,000.000

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 : 646 Flats & 4 Pitches at a rent of £119.90 per pitch per week
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No Units	646
Site Area	2.88 Ha

Residual land values:

Value Area	Zone C - £2,800 paf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£281,817.115	£281,817.115	£281,817.115	£281,817.115	£281,817.115	£281,817.115	£281,817.115
60% LAR - 40% CIR	5%	£282,577.719	£216,472.600	£209,722.851	£209,331.831	£208,354.280	£202,488.972	£189,230.487
60% LAR - 40% CIR	10%	£259,762.027	£201,982.086	£194,307.876	£193,907.865	£192,930.041	£187,064.481	£169,760.365
60% LAR - 40% CIR	15%	£218,883.385	£185,647.035	£178,945.387	£178,557.126	£177,584.438	£171,707.430	£168,442.425
60% LAR - 40% CIR	20%	£201,892.214	£170,168.046	£163,481.149	£163,090.385	£162,108.700	£156,225.265	£152,970.450
60% LAR - 40% CIR	25%	£184,995.060	£154,623.651	£147,900.145	£147,510.860	£146,528.944	£140,644.653	£137,448.936
60% LAR - 40% CIR	30%	£167,983.614	£139,059.781	£132,353.168	£131,974.646	£130,983.439	£125,100.583	£121,878.383
60% LAR - 40% CIR	35%	£150,890.566	£123,352.408	£116,860.771	£116,473.138	£115,484.056	£109,598.561	£106,289.287
60% LAR - 40% CIR	40%	£133,776.342	£107,051.877	£100,973.331	£100,586.455	£99,595.264	£93,716.116	£90,391.023
60% LAR - 40% CIR	45%	£116,621.310	£89,508.905	£83,465.345	£83,078.113	£82,086.553	£76,205.107	£72,879.534
60% LAR - 40% CIR	50%	£99,426.074	£76,123.725	£69,404.900	£69,015.371	£68,041.547	£62,158.606	£58,832.529

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

£97,649,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£181,817.115	£181,817.115	£181,817.115	£181,817.115	£181,817.115	£181,817.115	£181,817.115
60% LAR - 40% CIR	5%	£182,577.719	£146,472.600	£139,722.851	£139,331.831	£138,354.280	£132,488.972	£119,230.487
60% LAR - 40% CIR	10%	£159,762.027	£141,982.086	£134,307.876	£133,907.865	£132,930.041	£127,064.481	£109,760.365
60% LAR - 40% CIR	15%	£148,883.385	£125,647.035	£118,945.387	£118,557.126	£117,584.438	£111,707.430	£108,442.425
60% LAR - 40% CIR	20%	£131,892.214	£110,168.046	£103,481.149	£103,090.385	£102,108.700	£96,225.265	£92,970.450
60% LAR - 40% CIR	25%	£114,995.060	£94,623.651	£87,900.145	£87,510.860	£86,528.944	£80,644.653	£77,448.936
60% LAR - 40% CIR	30%	£97,983.614	£79,059.781	£72,353.168	£71,974.646	£70,983.439	£65,100.583	£61,878.383
60% LAR - 40% CIR	35%	£80,890.566	£63,352.408	£56,860.771	£56,473.138	£55,484.056	£49,598.561	£46,289.287
60% LAR - 40% CIR	40%	£63,776.342	£47,051.877	£40,973.331	£40,586.455	£39,595.264	£33,716.116	£30,391.023
60% LAR - 40% CIR	45%	£46,621.310	£30,508.905	£24,465.345	£24,078.113	£23,086.553	£17,205.107	£13,879.534
60% LAR - 40% CIR	50%	£29,426.074	£17,123.725	£10,404.900	£10,015.371	£9,041.547	£3,158.606	£-1,832.529

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

£37,186,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£181,817.115	£181,817.115	£181,817.115	£181,817.115	£181,817.115	£181,817.115	£181,817.115
60% LAR - 40% CIR	5%	£182,577.719	£146,472.600	£139,722.851	£139,331.831	£138,354.280	£132,488.972	£119,230.487
60% LAR - 40% CIR	10%	£159,762.027	£141,982.086	£134,307.876	£133,907.865	£132,930.041	£127,064.481	£109,760.365
60% LAR - 40% CIR	15%	£148,883.385	£125,647.035	£118,945.387	£118,557.126	£117,584.438	£111,707.430	£108,442.425
60% LAR - 40% CIR	20%	£131,892.214	£110,168.046	£103,481.149	£103,090.385	£102,108.700	£96,225.265	£92,970.450
60% LAR - 40% CIR	25%	£114,995.060	£94,623.651	£87,900.145	£87,510.860	£86,528.944	£80,644.653	£77,448.936
60% LAR - 40% CIR	30%	£97,983.614	£79,059.781	£72,353.168	£71,974.646	£70,983.439	£65,100.583	£61,878.383
60% LAR - 40% CIR	35%	£80,890.566	£63,352.408	£56,860.771	£56,473.138	£55,484.056	£49,598.561	£46,289.287
60% LAR - 40% CIR	40%	£63,776.342	£47,051.877	£40,973.331	£40,586.455	£39,595.264	£33,716.116	£30,391.023
60% LAR - 40% CIR	45%	£46,621.310	£30,508.905	£24,465.345	£24,078.113	£23,086.553	£17,205.107	£13,879.534
60% LAR - 40% CIR	50%	£29,426.074	£17,123.725	£10,404.900	£10,015.371	£9,041.547	£3,158.606	£-1,832.529

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

£40,420,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£181,817.115	£181,817.115	£181,817.115	£181,817.115	£181,817.115	£181,817.115	£181,817.115
60% LAR - 40% CIR	5%	£182,577.719	£146,472.600	£139,722.851	£139,331.831	£138,354.280	£132,488.972	£119,230.487
60% LAR - 40% CIR	10%	£159,762.027	£141,982.086	£134,307.876	£133,907.865	£132,930.041	£127,064.481	£109,760.365
60% LAR - 40% CIR	15%	£148,883.385	£125,647.035	£118,945.387	£118,557.126	£117,584.438	£111,707.430	£108,442.425
60% LAR - 40% CIR	20%	£131,892.214	£110,168.046	£103,481.149	£103,090.385	£102,108.700	£96,225.265	£92,970.450
60% LAR - 40% CIR	25%	£114,995.060	£94,623.651	£87,900.145	£87,510.860	£86,528.944	£80,644.653	£77,448.936
60% LAR - 40% CIR	30%	£97,983.614	£79,059.781	£72,353.168	£71,974.646	£70,983.439	£65,100.583	£61,878.383
60% LAR - 40% CIR	35%	£80,890.566	£63,352.408	£56,860.771	£56,473.138	£55,484.056	£49,598.561	£46,289.287
60% LAR - 40% CIR	40%	£63,776.342	£47,051.877	£40,973.331	£40,586.455	£39,595.264	£33,716.116	£30,391.023
60% LAR - 40% CIR	45%	£46,621.310	£30,508.905	£24,465.345	£24,078.113	£23,086.553	£17,205.107	£13,879.534
60% LAR - 40% CIR	50%	£29,426.074	£17,123.725	£10,404.900	£10,015.371	£9,041.547	£3,158.606	£-1,832.529

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

£20,601,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£181,817.115	£181,817.115	£181,817.115	£181,817.115	£181,817.115	£181,817.115	£181,817.115
60% LAR - 40% CIR	5%	£182,577.719	£146,472.600	£139,722.851	£139,331.831	£138,354.280	£132,488.972	£119,230.487
60% LAR - 40% CIR	10%	£159,762.027	£141,982.086	£134,307.876	£133,907.865	£132,930.041	£127,064.481	£109,760.365
60% LAR - 40% CIR	15%	£148,883.385	£125,647.035	£118,945.387	£118,557.126	£117,584.438	£111,707.430	£108,442.425
60% LAR - 40% CIR	20%	£131,892.214	£110,168.046	£103,481.149	£103,090.385	£102,108.700	£96,225.265	£92,970.450
60% LAR - 40% CIR	25%	£114,995.060	£94,623.651	£87,900.145	£87,510.860	£86,528.944	£80,644.653	£77,448.936
60% LAR - 40% CIR	30%	£97,983.614	£79,059.781	£72,353.168	£71,974.646	£70,983.439	£65,100.583	£61,878.383
60% LAR - 40% CIR	35%	£80,890.566	£63,352.408	£56,860.771	£56,473.138	£55,484.056	£49,598.561	£46,289.287
60% LAR - 40% CIR	40%	£63,776.342	£47,051.877	£40,973.331	£40,586.455	£39,595.264	£33,716.116	£30,391.023
60% LAR - 40% CIR	45%	£46,621.310	£30,508.905	£24,465.345	£24,078.113	£23,086.553	£17,205.107	£13,879.534
60% LAR - 40% CIR	50%	£29,426.074	£17,123.725	£10,404.900	£10,015.371	£9,041.547	£3,158.606	£-1,832.529

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 : 546 Flats & Pitches at a rent of £119.90 per pitch per week		Value Area		Zone C - RP Periphery £2,290 psf	
No Units Site Area		Sales value Inflation Build cost inflation Tenure		Base Base LAR, CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity	

LB Camden
Local Plan Viability Testing 2025

Res 16 T3 : 546 Flats & 4 Pitches at a rent of £119.90 per pitch per week		Value Area		Zone C - RP Periphery £2,450 psf				
No Units	646	Sales value inflation	Base					
Site Area	2.88 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR : CIR					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0% LAR - 40% CIR	0%	£340,375,560	£306,137,876	£298,376,211	£298,983,833	£297,020,187	£292,113,811	£288,824,024
0% LAR - 40% CIR	5%	£341,862,467	£285,597,361	£289,341,541	£289,560,520	£288,027,989	£282,107,861	£279,582,157
0% LAR - 40% CIR	10%	£330,366,003	£285,584,304	£279,250,484	£279,860,812	£277,885,668	£272,022,233	£268,865,719
0% LAR - 40% CIR	15%	£298,796,581	£265,832,776	£269,130,531	£268,742,270	£267,771,619	£261,947,711	£258,712,207
0% LAR - 40% CIR	20%	£277,184,633	£245,638,676	£248,605,113	£248,568,417	£247,603,417	£241,769,111	£238,534,111
0% LAR - 40% CIR	25%	£255,530,581	£225,396,461	£218,733,704	£218,347,737	£217,382,620	£211,553,316	£208,376,924
0% LAR - 40% CIR	30%	£233,834,548	£205,112,162	£198,466,165	£198,081,713	£197,116,263	£191,284,410	£188,108,142
0% LAR - 40% CIR	35%	£212,067,851	£184,785,933	£176,154,758	£177,770,627	£176,810,301	£171,048,342	£167,847,254
0% LAR - 40% CIR	40%	£186,320,018	£164,416,446	£157,788,145	£157,414,764	£156,456,312	£150,705,587	£147,483,589
0% LAR - 40% CIR	45%	£168,501,722	£144,054,733	£137,381,817	£137,005,385	£136,046,906	£130,296,547	£127,072,859
0% LAR - 40% CIR	50%	£146,563,806	£123,533,247	£116,874,798	£116,489,100	£115,524,656	£109,786,387	£106,558,237
Residual Land values compared to benchmark land values		£97,649,000						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0% LAR - 40% CIR	0%	£100,863,347	£24,822,251	£17,112,421	£17,112,421	£16,743,649	£10,816,541	£7,603,037
0% LAR - 40% CIR	5%	£36,136,363	£4,763,364	£1,464,456	£1,464,456	£1,464,456	£1,464,456	£1,464,456
0% LAR - 40% CIR	10%	£17,567,461	£15,368,342	£22,588,565	£22,588,565	£22,588,565	£22,588,565	£22,588,565
0% LAR - 40% CIR	15%	£24,444,447	£2,502,502	£42,424,607	£42,424,607	£42,424,607	£42,424,607	£42,424,607
0% LAR - 40% CIR	20%	£1,464,456	£1,464,456	£42,424,607	£42,424,607	£42,424,607	£42,424,607	£42,424,607
0% LAR - 40% CIR	25%	£47,402,171	£20,060,253	£13,459,078	£13,074,547	£12,141,621	£6,302,062	£3,161,274
0% LAR - 40% CIR	30%	£25,625,138	£6,960,781	£1,464,456	£1,464,456	£1,464,456	£1,464,456	£1,464,456
0% LAR - 40% CIR	35%	£13,806,002	£20,060,253	£27,301,943	£27,301,943	£26,856,074	£24,448,133	£21,007,793
0% LAR - 40% CIR	40%	£1,464,456	£1,464,456	£27,301,943	£27,301,943	£26,856,074	£24,448,133	£21,007,793
0% LAR - 40% CIR	45%	£103,374,362	£103,374,362	£103,374,362	£103,374,362	£103,374,362	£103,374,362	£103,374,362
0% LAR - 40% CIR	50%	£103,374,362	£103,374,362	£103,374,362	£103,374,362	£103,374,362	£103,374,362	£103,374,362
Residual Land values compared to benchmark land values		£37,186,000						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0% LAR - 40% CIR	0%	£198,676,885	£181,437,198	£154,680,531	£154,287,853	£153,306,507	£147,417,831	£144,146,344
0% LAR - 40% CIR	5%	£177,166,787	£141,386,071	£134,642,861	£134,254,840	£133,277,589	£127,388,913	£124,153,471
0% LAR - 40% CIR	10%	£155,676,320	£121,288,624	£114,363,614	£114,774,232	£113,200,278	£107,306,553	£104,110,039
0% LAR - 40% CIR	15%	£136,100,897	£101,137,086	£94,424,607	£94,424,607	£94,424,607	£94,424,607	£94,424,607
0% LAR - 40% CIR	20%	£112,488,553	£80,940,566	£74,259,433	£73,872,377	£72,904,737	£67,008,897	£63,871,431
0% LAR - 40% CIR	25%	£90,788,565	£60,788,565	£53,822,627	£53,822,627	£52,847,401	£46,948,742	£43,811,244
0% LAR - 40% CIR	30%	£69,136,166	£40,417,072	£33,771,085	£33,386,065	£32,423,613	£26,548,730	£23,440,462
0% LAR - 40% CIR	35%	£47,402,171	£20,060,253	£13,459,078	£13,074,547	£12,141,621	£6,302,062	£3,161,274
0% LAR - 40% CIR	40%	£25,625,138	£6,960,781	£1,464,456	£1,464,456	£1,464,456	£1,464,456	£1,464,456
0% LAR - 40% CIR	45%	£13,806,002	£20,060,253	£27,301,943	£27,301,943	£26,856,074	£24,448,133	£21,007,793
0% LAR - 40% CIR	50%	£1,464,456	£1,464,456	£27,301,943	£27,301,943	£26,856,074	£24,448,133	£21,007,793
Residual Land values compared to benchmark land values		£40,420,000						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0% LAR - 40% CIR	0%	£225,482,867	£186,681,751	£182,631,941	£182,540,520	£181,563,369	£175,668,081	£172,439,557
0% LAR - 40% CIR	5%	£203,695,400	£169,574,964	£162,469,984	£162,469,984	£161,488,348	£155,593,060	£152,364,119
0% LAR - 40% CIR	10%	£182,366,981	£140,423,176	£142,720,931	£142,332,670	£141,350,019	£135,454,731	£132,225,807
0% LAR - 40% CIR	15%	£160,775,233	£120,227,016	£122,545,513	£122,158,467	£121,180,817	£115,285,537	£112,056,511
0% LAR - 40% CIR	20%	£136,100,897	£101,137,086	£102,324,104	£101,938,137	£100,957,220	£95,061,936	£91,832,910
0% LAR - 40% CIR	25%	£112,488,553	£80,940,566	£82,057,165	£81,672,173	£80,689,693	£74,794,410	£71,565,384
0% LAR - 40% CIR	30%	£90,788,565	£60,788,565	£61,742,158	£61,357,167	£60,374,687	£54,479,402	£51,250,376
0% LAR - 40% CIR	35%	£73,910,418	£41,388,545	£41,005,184	£40,646,712	£39,664,232	£33,768,947	£30,539,921
0% LAR - 40% CIR	40%	£58,066,172	£27,586,133	£27,586,133	£27,586,133	£27,586,133	£27,586,133	£27,586,133
0% LAR - 40% CIR	45%	£30,184,266	£7,123,647	£465,156	£75,500	£465,156	£46,870,411	£46,870,411
Residual Land values compared to benchmark land values		£20,601,000						
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0% LAR - 40% CIR	0%	£284,044,599	£286,841,986	£280,542,551	£259,852,754	£258,671,307	£252,762,631	£250,511,144
0% LAR - 40% CIR	5%	£262,567,507	£246,760,471	£240,010,081	£239,019,040	£238,042,089	£232,126,781	£229,518,277
0% LAR - 40% CIR	10%	£241,125,120	£226,653,624	£219,528,614	£218,538,062	£217,547,510	£211,632,006	£209,414,834
0% LAR - 40% CIR	15%	£229,465,701	£208,501,898	£199,769,051	£199,411,390	£198,440,739	£192,526,831	£189,381,327
0% LAR - 40% CIR	20%	£178,803,796	£168,305,796	£179,824,633	£178,268,507	£177,282,381	£171,367,877	£168,223,373
0% LAR - 40% CIR	25%	£196,195,701	£166,065,981	£159,402,824	£159,016,857	£158,051,840	£152,137,436	£149,004,044
0% LAR - 40% CIR	30%	£143,503,866	£143,503,866	£138,763,885	£138,763,885	£137,788,413	£131,873,910	£128,740,265
0% LAR - 40% CIR	35%	£132,786,871	£125,456,053	£118,823,878	£118,439,747	£117,479,421	£111,564,922	£108,518,374
0% LAR - 40% CIR	40%	£132,786,871	£105,089,496	£98,461,657	£97,765,432	£97,069,207	£91,154,717	£88,154,695
0% LAR - 40% CIR	45%	£106,170,892	£84,472,853	£77,674,706	£76,776,126	£75,877,546	£69,962,059	£66,962,059
0% LAR - 40% CIR	50%	£87,262,806	£64,262,367	£57,543,016	£57,168,220	£56,189,976	£50,274,987	£47,184,367

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week

No Units 546
Site Area 2.88 Ha

Residual land values:

Value Area Zone C - £1,090 p/sf

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£70,085,525	£30,690,402	£23,835,350	£23,236,299	£22,403,682	£18,267,851	£12,818,127
60% LAR - 40% CIR	5%	£83,178,953	£26,442,152	£18,409,077	£18,001,646	£16,983,070	£10,818,581	£7,381,528
60% LAR - 40% CIR	10%	£56,327,088	£19,940,672	£12,917,174	£12,506,345	£11,478,923	£7,890,567	£4,799,567
60% LAR - 40% CIR	15%	£49,231,087	£14,392,430	£7,336,021	£6,926,486	£5,902,648	£2,944,047	£3,722,065
60% LAR - 40% CIR	20%	£42,191,384	£8,753,484	£1,705,888	£1,297,664	£2,75,842	£4,978,303	£4,471,548
60% LAR - 40% CIR	25%	£35,108,413	£3,055,046	£4,050,380	£4,469,111	£5,515,942	£11,796,923	£15,386,357
60% LAR - 40% CIR	30%	£27,535,811	£2,730,386	£3,940,253	£10,357,627	£11,402,114	£17,707,088	£21,235,817
60% LAR - 40% CIR	35%	£20,717,408	£3,684,917	£15,805,324	£16,327,824	£23,721,572	£27,288,573	£32,588,573
60% LAR - 40% CIR	40%	£13,443,536	£14,707,024	£21,986,402	£22,408,078	£23,475,989	£29,893,149	£33,458,237
60% LAR - 40% CIR	45%	£8,073,968	£20,848,707	£28,220,021	£28,647,120	£29,714,865	£36,121,331	£39,860,480
60% LAR - 40% CIR	50%	£1,404,628	£27,147,190	£34,510,137	£34,936,844	£36,002,913	£42,400,523	£45,954,751

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£173,092,112	£258,786,888	£282,620,943	£293,227,474	£294,248,059	£278,413,539	£273,847,595
60% LAR - 40% CIR	5%	£173,092,112	£258,786,888	£282,620,943	£293,227,474	£294,248,059	£278,413,539	£273,847,595
60% LAR - 40% CIR	10%	£173,092,112	£258,786,888	£282,620,943	£293,227,474	£294,248,059	£278,413,539	£273,847,595
60% LAR - 40% CIR	15%	£173,092,112	£258,786,888	£282,620,943	£293,227,474	£294,248,059	£278,413,539	£273,847,595
60% LAR - 40% CIR	20%	£173,092,112	£258,786,888	£282,620,943	£293,227,474	£294,248,059	£278,413,539	£273,847,595
60% LAR - 40% CIR	25%	£173,092,112	£258,786,888	£282,620,943	£293,227,474	£294,248,059	£278,413,539	£273,847,595
60% LAR - 40% CIR	30%	£173,092,112	£258,786,888	£282,620,943	£293,227,474	£294,248,059	£278,413,539	£273,847,595
60% LAR - 40% CIR	35%	£173,092,112	£258,786,888	£282,620,943	£293,227,474	£294,248,059	£278,413,539	£273,847,595
60% LAR - 40% CIR	40%	£173,092,112	£258,786,888	£282,620,943	£293,227,474	£294,248,059	£278,413,539	£273,847,595
60% LAR - 40% CIR	45%	£173,092,112	£258,786,888	£282,620,943	£293,227,474	£294,248,059	£278,413,539	£273,847,595
60% LAR - 40% CIR	50%	£173,092,112	£258,786,888	£282,620,943	£293,227,474	£294,248,059	£278,413,539	£273,847,595

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£254,609,434	£108,789,271	£140,860,330	£141,269,386	£142,262,016	£148,427,621	£151,476,953
60% LAR - 40% CIR	5%	£254,609,434	£108,789,271	£140,860,330	£141,269,386	£142,262,016	£148,427,621	£151,476,953
60% LAR - 40% CIR	10%	£254,609,434	£108,789,271	£140,860,330	£141,269,386	£142,262,016	£148,427,621	£151,476,953
60% LAR - 40% CIR	15%	£254,609,434	£108,789,271	£140,860,330	£141,269,386	£142,262,016	£148,427,621	£151,476,953
60% LAR - 40% CIR	20%	£254,609,434	£108,789,271	£140,860,330	£141,269,386	£142,262,016	£148,427,621	£151,476,953
60% LAR - 40% CIR	25%	£254,609,434	£108,789,271	£140,860,330	£141,269,386	£142,262,016	£148,427,621	£151,476,953
60% LAR - 40% CIR	30%	£254,609,434	£108,789,271	£140,860,330	£141,269,386	£142,262,016	£148,427,621	£151,476,953
60% LAR - 40% CIR	35%	£254,609,434	£108,789,271	£140,860,330	£141,269,386	£142,262,016	£148,427,621	£151,476,953
60% LAR - 40% CIR	40%	£254,609,434	£108,789,271	£140,860,330	£141,269,386	£142,262,016	£148,427,621	£151,476,953
60% LAR - 40% CIR	45%	£254,609,434	£108,789,271	£140,860,330	£141,269,386	£142,262,016	£148,427,621	£151,476,953
60% LAR - 40% CIR	50%	£254,609,434	£108,789,271	£140,860,330	£141,269,386	£142,262,016	£148,427,621	£151,476,953

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181
60% LAR - 40% CIR	5%	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181
60% LAR - 40% CIR	10%	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181
60% LAR - 40% CIR	15%	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181
60% LAR - 40% CIR	20%	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181
60% LAR - 40% CIR	25%	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181
60% LAR - 40% CIR	30%	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181
60% LAR - 40% CIR	35%	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181
60% LAR - 40% CIR	40%	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181
60% LAR - 40% CIR	45%	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181
60% LAR - 40% CIR	50%	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181	£185,915,181

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392
60% LAR - 40% CIR	5%	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392
60% LAR - 40% CIR	10%	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392
60% LAR - 40% CIR	15%	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392
60% LAR - 40% CIR	20%	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392
60% LAR - 40% CIR	25%	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392
60% LAR - 40% CIR	30%	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392
60% LAR - 40% CIR	35%	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392
60% LAR - 40% CIR	40%	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392
60% LAR - 40% CIR	45%	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392
60% LAR - 40% CIR	50%	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392	£10,752,392

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week
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No Units	546
Site Area	2.88 Ha

Residual land values:

Value Area	Zone C - £1,100 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR - CIR

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£1,171,879	£32,305,971	£45,385,414	£24,981,025	£43,970,050	£37,884,919	£34,475,140
0% LAR - 40% CIR	5%	£83,242,725	£45,881,792	£38,928,901	£38,526,116	£37,519,152	£31,407,825	£28,012,570
0% LAR - 40% CIR	10%	£75,289,437	£39,350,929	£32,388,791	£31,992,861	£30,988,033	£24,978,068	£21,486,130
0% LAR - 40% CIR	15%	£67,252,447	£32,766,933	£25,793,415	£25,378,860	£24,367,474	£18,299,157	£14,967,870
0% LAR - 40% CIR	20%	£59,183,667	£26,091,537	£19,129,634	£18,726,335	£17,713,086	£11,853,463	£8,251,258
0% LAR - 40% CIR	25%	£51,019,892	£19,370,301	£12,427,932	£12,025,768	£11,009,009	£4,902,271	£1,509,638
0% LAR - 40% CIR	30%	£42,833,305	£12,603,685	£5,613,445	£5,207,357	£4,192,138	£1,508,156	£45,389,653
0% LAR - 40% CIR	35%	£34,654,340	£5,739,869	£1,273,705	£1,696,085	£2,713,469	£3,566,091	£14,424,924
0% LAR - 40% CIR	40%	£26,284,872	£1,206,806	£8,358,151	£8,775,077	£9,814,884	£16,074,715	£19,568,879
0% LAR - 40% CIR	45%	£17,802,226	£9,351,539	£15,546,070	£15,967,049	£17,019,480	£23,340,283	£26,899,432
0% LAR - 40% CIR	50%	£9,469,715	£15,609,114	£22,891,002	£23,317,509	£24,383,778	£30,781,389	£34,335,616

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£117,999,395	£239,487,328	£342,309,219	£342,309,219	£243,709,964	£249,821,297	£253,219,536
0% LAR - 40% CIR	5%	£91,813,985	£241,074,191	£344,844,329	£344,844,329	£245,759,964	£251,870,897	£255,269,135
0% LAR - 40% CIR	10%	£213,579,873	£248,461,187	£348,445,709	£348,445,709	£249,861,248	£255,981,248	£259,379,259
0% LAR - 40% CIR	15%	£220,590,513	£249,011,249	£349,011,249	£349,011,249	£250,411,249	£256,531,249	£260,929,260
0% LAR - 40% CIR	20%	£227,602,153	£249,561,311	£349,561,311	£349,561,311	£250,961,311	£257,081,311	£261,479,271
0% LAR - 40% CIR	25%	£234,613,793	£250,111,373	£350,111,373	£350,111,373	£251,511,373	£257,631,373	£262,029,281
0% LAR - 40% CIR	30%	£241,625,433	£250,661,435	£350,661,435	£350,661,435	£252,061,435	£258,181,435	£262,579,291
0% LAR - 40% CIR	35%	£248,637,073	£251,211,497	£351,211,497	£351,211,497	£252,611,497	£258,731,497	£263,129,301
0% LAR - 40% CIR	40%	£255,648,713	£251,761,559	£351,761,559	£351,761,559	£253,161,559	£259,281,559	£263,679,311
0% LAR - 40% CIR	45%	£262,660,353	£252,311,621	£352,311,621	£352,311,621	£253,711,621	£259,831,621	£264,229,321
0% LAR - 40% CIR	50%	£269,671,993	£252,861,683	£352,861,683	£352,861,683	£254,261,683	£260,381,683	£264,779,331

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£117,999,395	£239,487,328	£342,309,219	£342,309,219	£243,709,964	£249,821,297	£253,219,536
0% LAR - 40% CIR	5%	£91,813,985	£241,074,191	£344,844,329	£344,844,329	£245,759,964	£251,870,897	£255,269,135
0% LAR - 40% CIR	10%	£213,579,873	£248,461,187	£348,445,709	£348,445,709	£249,861,248	£255,981,248	£259,379,259
0% LAR - 40% CIR	15%	£220,590,513	£249,011,249	£349,011,249	£349,011,249	£250,411,249	£256,531,249	£260,929,260
0% LAR - 40% CIR	20%	£227,602,153	£249,561,311	£349,561,311	£349,561,311	£250,961,311	£257,081,311	£261,479,271
0% LAR - 40% CIR	25%	£234,613,793	£250,111,373	£350,111,373	£350,111,373	£251,511,373	£257,631,373	£262,029,281
0% LAR - 40% CIR	30%	£241,625,433	£250,661,435	£350,661,435	£350,661,435	£252,061,435	£258,181,435	£262,579,291
0% LAR - 40% CIR	35%	£248,637,073	£251,211,497	£351,211,497	£351,211,497	£252,611,497	£258,731,497	£263,129,301
0% LAR - 40% CIR	40%	£255,648,713	£251,761,559	£351,761,559	£351,761,559	£253,161,559	£259,281,559	£263,679,311
0% LAR - 40% CIR	45%	£262,660,353	£252,311,621	£352,311,621	£352,311,621	£253,711,621	£259,831,621	£264,229,321
0% LAR - 40% CIR	50%	£269,671,993	£252,861,683	£352,861,683	£352,861,683	£254,261,683	£260,381,683	£264,779,331

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£23,237,721	£68,489,638	£117,999,395	£117,999,395	£72,439,964	£78,551,297	£81,949,536
0% LAR - 40% CIR	5%	£15,168,637	£70,577,069	£119,087,826	£119,087,826	£74,528,435	£80,640,826	£84,039,065
0% LAR - 40% CIR	10%	£21,140,193	£72,664,497	£120,176,257	£120,176,257	£76,616,866	£82,729,257	£86,127,296
0% LAR - 40% CIR	15%	£23,157,153	£74,751,928	£121,264,688	£121,264,688	£78,705,297	£84,820,688	£88,219,727
0% LAR - 40% CIR	20%	£25,174,113	£76,839,359	£122,353,119	£122,353,119	£80,793,728	£86,912,119	£90,312,158
0% LAR - 40% CIR	25%	£27,191,073	£78,926,790	£123,441,550	£123,441,550	£82,882,159	£89,003,550	£92,404,589
0% LAR - 40% CIR	30%	£29,208,033	£81,014,221	£124,529,981	£124,529,981	£84,970,590	£91,094,981	£94,496,020
0% LAR - 40% CIR	35%	£31,225,093	£83,101,652	£125,618,412	£125,618,412	£87,059,021	£93,186,412	£96,588,451
0% LAR - 40% CIR	40%	£33,242,053	£85,189,083	£126,706,843	£126,706,843	£89,147,452	£95,277,843	£98,679,882
0% LAR - 40% CIR	45%	£35,259,013	£87,276,514	£127,795,274	£127,795,274	£91,235,883	£97,369,274	£100,771,313
0% LAR - 40% CIR	50%	£37,276,073	£89,363,945	£128,883,705	£128,883,705	£93,324,314	£99,460,705	£102,862,744

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£11,719,993	£32,305,971	£45,385,414	£24,981,025	£43,970,050	£37,884,919	£34,475,140
0% LAR - 40% CIR	5%	£83,242,725	£45,881,792	£38,928,901	£38,526,116	£37,519,152	£31,407,825	£28,012,570
0% LAR - 40% CIR	10%	£75,289,437	£39,350,929	£32,388,791	£31,992,861	£30,988,033	£24,978,068	£21,486,130
0% LAR - 40% CIR	15%	£67,252,447	£32,766,933	£25,793,415	£25,378,860	£24,367,474	£18,299,157	£14,967,870
0% LAR - 40% CIR	20%	£59,183,667	£26,091,537	£19,129,634	£18,726,335	£17,713,086	£11,853,463	£8,251,258
0% LAR - 40% CIR	25%	£51,019,892	£19,370,301	£12,427,932	£12,025,768	£11,009,009	£4,902,271	£1,509,638
0% LAR - 40% CIR	30%	£42,833,305	£12,603,685	£5,613,445	£5,207,357	£4,192,138	£1,508,156	£45,389,653
0% LAR - 40% CIR	35%	£34,654,340	£5,739,869	£1,273,705	£1,696,085	£2,713,469	£3,566,091	£14,424,924
0% LAR - 40% CIR	40%	£26,284,872	£1,206,806	£8,358,151	£8,775,077	£9,814,884	£16,074,715	£19,568,879
0% LAR - 40% CIR	45%	£17,802,226	£9,351,539	£15,546,070	£15,967,049	£17,019,480	£23,340,283	£26,899,432
0% LAR - 40% CIR	50%	£9,469,715	£15,609,114	£22,891,002	£23,317,509	£24,383,778	£30,781,389	£34,335,616

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week
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No Units	546
Site Area	2.88 Ha

Residual land values:

Value Area	Zone C - £1,500 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR + CIR

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity & Renewable Offset	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£184,706,714	£126,681,068	£119,842,615	£119,446,456	£118,454,000	£112,482,602	£108,116,462
60% LAR - 40% CIR	5%	£153,130,533	£116,559,129	£109,719,293	£109,319,778	£108,323,514	£102,345,931	£98,025,052
60% LAR - 40% CIR	10%	£141,510,618	£106,387,092	£99,533,956	£99,136,616	£98,144,319	£92,168,733	£88,865,075
60% LAR - 40% CIR	15%	£129,847,395	£96,132,357	£89,361,814	£88,966,122	£87,976,880	£81,981,501	£78,684,063
60% LAR - 40% CIR	20%	£118,141,590	£85,877,732	£79,192,330	£78,797,885	£77,807,633	£71,824,256	£68,537,518
60% LAR - 40% CIR	25%	£106,392,731	£75,486,270	£68,665,973	£68,262,619	£67,273,230	£61,289,503	£58,005,688
60% LAR - 40% CIR	30%	£94,567,265	£65,096,422	£58,323,216	£57,920,854	£56,949,949	£50,970,154	£47,705,359
60% LAR - 40% CIR	35%	£82,692,362	£54,692,638	£47,866,105	£47,464,418	£46,475,188	£40,509,979	£37,245,480
60% LAR - 40% CIR	40%	£70,775,907	£44,144,889	£37,927,462	£37,532,547	£36,545,257	£30,581,521	£28,316,818
60% LAR - 40% CIR	45%	£58,818,392	£33,555,488	£28,746,346	£28,352,080	£27,368,654	£21,408,488	£19,143,116
60% LAR - 40% CIR	50%	£46,794,137	£22,922,485	£18,047,291	£17,649,038	£16,663,405	£10,679,608	£8,425,359

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£178,599,547	£124,699,991	£117,810,837	£117,405,342	£116,409,698	£110,438,189	£106,072,098
60% LAR - 40% CIR	5%	£148,188,161	£104,688,981	£97,826,592	£97,421,941	£96,426,297	£90,454,788	£86,088,697
60% LAR - 40% CIR	10%	£136,181,725	£94,688,763	£87,827,308	£87,422,657	£86,427,013	£80,455,504	£76,089,413
60% LAR - 40% CIR	15%	£124,175,289	£84,688,545	£77,828,023	£77,423,372	£76,427,728	£70,456,219	£66,090,128
60% LAR - 40% CIR	20%	£112,168,853	£74,688,327	£67,828,738	£67,424,087	£66,428,443	£60,456,934	£56,090,843
60% LAR - 40% CIR	25%	£100,162,417	£64,688,109	£57,829,453	£57,424,802	£56,429,158	£50,457,649	£46,091,558
60% LAR - 40% CIR	30%	£88,155,981	£54,687,891	£47,830,168	£47,425,517	£46,429,873	£40,458,364	£36,092,273
60% LAR - 40% CIR	35%	£76,149,545	£44,687,673	£37,830,883	£37,426,232	£36,430,588	£30,459,079	£26,092,988
60% LAR - 40% CIR	40%	£64,143,109	£34,687,455	£27,831,598	£27,426,947	£26,431,303	£20,459,794	£16,093,703
60% LAR - 40% CIR	45%	£52,136,673	£24,687,237	£17,832,313	£17,427,662	£16,432,018	£10,460,509	£6,094,618
60% LAR - 40% CIR	50%	£40,130,237	£14,687,019	£7,833,028	£7,428,377	£6,432,733	£0,461,224	£-1,093,675

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£11,034	£3,914,812	£44,859,087	£45,249,224	£46,241,880	£52,245,976	£55,247,168
60% LAR - 40% CIR	5%	£1,188,161	£2,914,594	£34,868,869	£35,258,006	£36,250,662	£42,254,758	£45,255,950
60% LAR - 40% CIR	10%	£23,185,262	£59,597,361	£45,61,724	£45,558,734	£46,551,391	£52,555,487	£55,556,679
60% LAR - 40% CIR	15%	£44,849,285	£38,553,323	£25,393,896	£25,340,906	£26,333,562	£32,337,658	£35,338,850
60% LAR - 40% CIR	20%	£46,524,369	£18,383,348	£6,671,359	£6,618,369	£7,611,025	£13,615,121	£16,616,313
60% LAR - 40% CIR	25%	£58,362,949	£9,209,410	£-9,999,707	£-9,946,717	£-8,939,373	£10,074,777	£13,075,969
60% LAR - 40% CIR	30%	£70,201,519	£-1,031,044	£-11,835,578	£-11,782,588	£-10,775,244	£11,145,217	£14,146,409
60% LAR - 40% CIR	35%	£82,040,089	£-11,031,044	£-11,835,578	£-11,782,588	£-10,775,244	£11,145,217	£14,146,409
60% LAR - 40% CIR	40%	£93,878,659	£-11,031,044	£-11,835,578	£-11,782,588	£-10,775,244	£11,145,217	£14,146,409
60% LAR - 40% CIR	45%	£105,717,229	£-11,031,044	£-11,835,578	£-11,782,588	£-10,775,244	£11,145,217	£14,146,409
60% LAR - 40% CIR	50%	£117,555,800	£-11,031,044	£-11,835,578	£-11,782,588	£-10,775,244	£11,145,217	£14,146,409

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£40,297,714	£10,277,468	£5,433,015	£5,088,888	£2,044,400	£1,568,968	£1,291,088
60% LAR - 40% CIR	5%	£36,720,833	£4,649,509	£4,981,914	£4,636,788	£1,568,968	£1,568,968	£1,291,088
60% LAR - 40% CIR	10%	£25,101,018	£10,021,803	£19,875,644	£17,275,884	£18,265,261	£24,269,867	£27,271,059
60% LAR - 40% CIR	15%	£13,637,395	£20,227,243	£24,770,796	£24,770,796	£24,770,796	£24,770,796	£24,770,796
60% LAR - 40% CIR	20%	£1,731,690	£30,577,868	£27,387,270	£27,387,270	£27,387,270	£27,387,270	£27,387,270
60% LAR - 40% CIR	25%	£10,918,889	£48,555,335	£44,718,627	£44,718,627	£44,718,627	£44,718,627	£44,718,627
60% LAR - 40% CIR	30%	£21,842,332	£51,313,178	£55,065,384	£55,065,384	£55,065,384	£55,065,384	£55,065,384
60% LAR - 40% CIR	35%	£33,717,238	£51,748,882	£55,549,485	£55,549,485	£55,549,485	£55,549,485	£55,549,485
60% LAR - 40% CIR	40%	£45,602,663	£47,266,711	£51,062,138	£51,062,138	£51,062,138	£51,062,138	£51,062,138
60% LAR - 40% CIR	45%	£57,487,368	£42,854,112	£46,609,254	£46,609,254	£46,609,254	£46,609,254	£46,609,254
60% LAR - 40% CIR	50%	£69,372,463	£38,447,118	£42,196,306	£42,196,306	£42,196,306	£42,196,306	£42,196,306

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£18,375,234	£87,350,186	£95,917,933	£95,135,573	£94,128,120	£93,120,667	£92,113,214
60% LAR - 40% CIR	5%	£93,799,653	£57,228,249	£50,387,403	£49,988,898	£48,992,634	£47,996,370	£46,999,106
60% LAR - 40% CIR	10%	£82,179,738	£47,096,817	£41,201,074	£40,802,569	£39,806,305	£38,810,041	£37,813,777
60% LAR - 40% CIR	15%	£70,559,815	£36,801,477	£29,970,934	£29,572,429	£28,576,165	£27,579,901	£26,583,637
60% LAR - 40% CIR	20%	£58,939,810	£26,506,137	£19,341,450	£18,942,945	£17,946,681	£16,950,417	£15,954,153
60% LAR - 40% CIR	25%	£47,319,805	£16,210,797	£9,111,450	£8,712,945	£7,716,681	£6,720,417	£5,724,153
60% LAR - 40% CIR	30%	£35,700,800	£5,915,457	£-1,087,884	£-1,087,884	£-1,087,884	£-1,087,884	£-1,087,884
60% LAR - 40% CIR	35%	£24,081,795	£-10,218,042	£-11,835,578	£-11,782,588	£-10,775,244	£-10,775,244	£-10,775,244
60% LAR - 40% CIR	40%	£12,462,790	£-20,423,047	£-23,638,580	£-23,585,590	£-22,589,326	£-22,589,326	£-22,589,326
60% LAR - 40% CIR	45%	£1,847,785	£-29,638,042	£-32,849,082	£-32,796,092	£-31,799,828	£-31,799,828	£-31,799,828
60% LAR - 40% CIR	50%	£-1,972,215	£-38,848,047	£-42,054,584	£-41,999,594	£-40,993,330	£-40,993,330	£-40,993,330

LB Camden
Local Plan Viability Testing 2025

Resit 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week

No Units	546
Site Area	2.88 Ha

Residual land values:

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CR	0%	£171,115,326	£175,356,313	£172,410,855	£172,353,790	£171,333,306	£165,190,938	£161,885,622
0% LAR - 40% CR	5%	£202,218,694	£166,602,512	£159,791,160	£159,396,574	£158,410,110	£152,491,323	£149,203,109
0% LAR - 40% CR	10%	£188,678,350	£153,800,977	£147,014,651	£146,621,518	£145,638,684	£139,741,877	£136,465,563
0% LAR - 40% CR	15%	£174,394,696	£140,654,156	£134,190,799	£133,788,988	£132,819,497	£126,842,450	£123,677,485
0% LAR - 40% CR	20%	£160,586,163	£128,062,494	£121,320,070	£120,926,485	£119,953,023	£114,094,247	£110,839,371
0% LAR - 40% CR	25%	£145,699,174	£115,126,435	£108,402,929	£108,013,444	£107,039,728	£101,187,437	£97,915,592
0% LAR - 40% CR	30%	£131,288,158	£102,146,427	£95,430,844	£95,051,342	£94,076,888	£88,191,261	£84,921,581
0% LAR - 40% CR	35%	£116,635,538	£89,122,917	£82,375,356	£81,997,872	£81,023,163	£75,136,068	£71,874,542
0% LAR - 40% CR	40%	£102,341,745	£76,008,287	£69,263,297	£68,872,577	£67,895,778	£62,034,983	£58,778,985
0% LAR - 40% CR	45%	£87,790,816	£62,836,074	£55,712,246	£55,321,181	£54,337,006	£48,476,950	£45,219,188
0% LAR - 40% CR	50%	£73,158,689	£49,621,275	£42,872,862	£42,478,950	£41,494,667	£35,588,977	£32,308,038

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CR	0%	£171,115,326	£175,356,313	£172,410,855	£172,353,790	£171,333,306	£165,190,938	£161,885,622
0% LAR - 40% CR	5%	£202,218,694	£166,602,512	£159,791,160	£159,396,574	£158,410,110	£152,491,323	£149,203,109
0% LAR - 40% CR	10%	£188,678,350	£153,800,977	£147,014,651	£146,621,518	£145,638,684	£139,741,877	£136,465,563
0% LAR - 40% CR	15%	£174,394,696	£140,654,156	£134,190,799	£133,788,988	£132,819,497	£126,842,450	£123,677,485
0% LAR - 40% CR	20%	£160,586,163	£128,062,494	£121,320,070	£120,926,485	£119,953,023	£114,094,247	£110,839,371
0% LAR - 40% CR	25%	£145,699,174	£115,126,435	£108,402,929	£108,013,444	£107,039,728	£101,187,437	£97,915,592
0% LAR - 40% CR	30%	£131,288,158	£102,146,427	£95,430,844	£95,051,342	£94,076,888	£88,191,261	£84,921,581
0% LAR - 40% CR	35%	£116,635,538	£89,122,917	£82,375,356	£81,997,872	£81,023,163	£75,136,068	£71,874,542
0% LAR - 40% CR	40%	£102,341,745	£76,008,287	£69,263,297	£68,872,577	£67,895,778	£62,034,983	£58,778,985
0% LAR - 40% CR	45%	£87,790,816	£62,836,074	£55,712,246	£55,321,181	£54,337,006	£48,476,950	£45,219,188
0% LAR - 40% CR	50%	£73,158,689	£49,621,275	£42,872,862	£42,478,950	£41,494,667	£35,588,977	£32,308,038

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CR	0%	£52,419,625	£14,862,633	£7,824,178	£7,426,020	£8,437,626	£485,298	£2,809,959
0% LAR - 40% CR	5%	£52,419,625	£14,862,633	£7,824,178	£7,426,020	£8,437,626	£485,298	£2,809,959
0% LAR - 40% CR	10%	£23,982,070	£10,894,705	£17,861,029	£18,074,152	£19,056,596	£24,954,005	£28,235,117
0% LAR - 40% CR	15%	£5,659,616	£23,741,524	£29,504,811	£29,696,685	£31,876,193	£37,753,190	£41,018,195
0% LAR - 40% CR	20%	£1,963,198	£39,633,198	£44,375,010	£43,746,136	£44,742,687	£49,601,433	£51,864,368
0% LAR - 40% CR	25%	£18,999,308	£49,599,243	£58,292,751	£58,892,238	£57,653,962	£63,498,243	£68,779,089
0% LAR - 40% CR	30%	£13,807,322	£58,549,453	£69,259,838	£69,184,138	£67,018,962	£73,548,418	£77,274,066
0% LAR - 40% CR	35%	£7,363,141	£73,572,163	£82,318,329	£82,127,838	£83,688,517	£89,558,727	£92,821,135
0% LAR - 40% CR	40%	£19,504,661	£81,839,058	£98,449,784	£98,067,847	£96,068,469	£103,948,041	£107,451,458
0% LAR - 40% CR	45%	£17,804,863	£101,867,405	£118,503,431	£118,063,269	£116,059,871	£125,915,030	£129,124,812
0% LAR - 40% CR	50%	£81,598,591	£116,877,465	£128,828,018	£128,238,726	£126,261,619	£136,106,703	£139,387,848

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CR	0%	£180,765,765	£82,460,713	£36,110,258	£35,714,706	£34,723,706	£48,781,338	£45,485,024
0% LAR - 40% CR	5%	£86,569,084	£50,192,912	£43,381,861	£42,986,814	£42,003,510	£36,981,723	£35,735,526
0% LAR - 40% CR	10%	£72,288,750	£37,391,377	£30,605,051	£30,211,918	£29,229,084	£23,332,077	£22,055,963
0% LAR - 40% CR	15%	£57,985,096	£24,544,526	£17,751,159	£17,356,358	£16,409,897	£10,532,590	£9,267,885
0% LAR - 40% CR	20%	£43,658,563	£11,652,894	£4,910,470	£4,516,885	£3,543,423	£2,315,363	£1,570,229
0% LAR - 40% CR	25%	£29,289,514	£1,888,185	£1,888,185	£1,888,185	£1,888,185	£1,212,153	£1,044,009
0% LAR - 40% CR	30%	£14,878,558	£14,263,173	£20,869,789	£21,359,238	£22,532,512	£28,218,338	£31,488,019
0% LAR - 40% CR	35%	£1425,919	£27,289,683	£34,030,244	£34,421,728	£35,401,437	£41,272,692	£44,535,055
0% LAR - 40% CR	40%	£40,401,313	£40,401,313	£47,146,303	£47,146,303	£48,013,862	£54,974,617	£57,954,015
0% LAR - 40% CR	45%	£28,818,784	£53,573,528	£69,872,851	£69,897,418	£67,532,901	£77,819,812	£80,819,432
0% LAR - 40% CR	50%	£43,265,811	£68,788,355	£87,638,638	£87,638,638	£84,816,803	£98,050,923	£101,657,842

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CR	0%	£157,784,236	£120,027,433	£113,180,978	£112,762,830	£111,302,226	£105,880,558	£102,955,442
0% LAR - 40% CR	5%	£143,387,814	£107,271,632	£100,460,280	£100,066,694	£98,679,230	£93,160,443	£89,872,228
0% LAR - 40% CR	10%	£129,347,470	£94,470,597	£87,063,771	£86,670,638	£85,287,804	£79,740,797	£76,452,582
0% LAR - 40% CR	15%	£115,083,316	£81,623,276	£74,850,919	£74,458,118	£73,065,617	£67,511,610	£64,264,005
0% LAR - 40% CR	20%	£100,737,283	£68,731,614	£61,389,190	£60,996,055	£59,602,143	£54,058,287	£50,790,491
0% LAR - 40% CR	25%	£86,366,894	£56,785,056	£49,007,046	£48,613,911	£47,220,849	£41,676,927	£38,428,127
0% LAR - 40% CR	30%	£71,957,278	£44,815,547	£36,108,964	£35,720,462	£34,345,808	£28,800,381	£25,550,701
0% LAR - 40% CR	35%	£57,504,669	£32,762,037	£23,044,476	£22,656,962	£21,279,283	£15,736,028	£12,483,665
0% LAR - 40% CR	40%	£43,010,865	£16,677,407	£9,932,417	£9,541,697	£8,564,898	£2,704,103	£1,691,895
0% LAR - 40% CR	45%	£28,459,836	£3,805,194	£1,855,194	£1,855,194	£1,855,194	£1,855,194	£1,855,194
0% LAR - 40% CR	50%	£13,827,869	£49,098,986	£67,450,210	£67,450,210	£67,450,210	£72,741,903	£75,022,842

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week		Value Area		Zone C - £1,900 psf													
No Units		Sales value inflation		Base													
Site Area		Build cost inflation		Base													
		Tenure		LAR + CIR													
Residual land values:																	
Tenure		% AH		Base Build Costs and Access Pmt M4(2) and Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		£232,740,395		£196,567,953		£189,817,189		£189,422,604		£188,436,139		£182,573,352		£179,229,138	
60% LAR - 40% CIR		5%		£216,999,321		£182,228,051		£175,480,364		£175,093,220		£174,084,395		£168,604,225		£164,811,225	
60% LAR - 40% CIR		10%		£201,123,078		£167,819,551		£161,056,194		£160,664,584		£159,684,892		£154,238,100		£150,442,860	
60% LAR - 40% CIR		15%		£185,224,287		£153,247,572		£146,605,148		£146,214,663		£145,238,100		£140,744,489		£136,019,324	
60% LAR - 40% CIR		20%		£169,283,040		£138,831,195		£132,107,690		£131,718,204		£130,744,489		£124,902,138		£121,565,480	
60% LAR - 40% CIR		25%		£153,299,786		£124,270,871		£117,584,287		£117,195,785		£116,204,529		£110,319,392		£107,036,472	
60% LAR - 40% CIR		30%		£137,274,880		£109,687,042		£102,975,405		£102,587,772		£101,618,690		£95,824,159		£92,466,441	
60% LAR - 40% CIR		35%		£121,208,837		£95,020,156		£88,341,510		£87,954,634		£86,987,443		£81,128,734		£77,872,737	
60% LAR - 40% CIR		40%		£105,102,038		£80,330,959		£73,640,855		£73,254,736		£72,290,615		£66,595,585		£63,138,012	
60% LAR - 40% CIR		45%		£88,954,912		£65,532,734		£58,808,142		£58,418,613		£57,444,789		£51,801,848		£48,355,771	
Residual Land values compared to benchmark land values																	
Higher Value Secondary Offices																	
Tenure		% AH		Base Build Costs and Access Pmt M4(2) and Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		£44,943,723		£44,943,723		£44,943,723		£44,943,723		£44,943,723		£44,943,723		£44,943,723	
60% LAR - 40% CIR		5%		£43,943,723		£43,943,723		£43,943,723		£43,943,723		£43,943,723		£43,943,723		£43,943,723	
60% LAR - 40% CIR		10%		£42,943,723		£42,943,723		£42,943,723		£42,943,723		£42,943,723		£42,943,723		£42,943,723	
60% LAR - 40% CIR		15%		£41,943,723		£41,943,723		£41,943,723		£41,943,723		£41,943,723		£41,943,723		£41,943,723	
60% LAR - 40% CIR		20%		£40,943,723		£40,943,723		£40,943,723		£40,943,723		£40,943,723		£40,943,723		£40,943,723	
60% LAR - 40% CIR		25%		£39,943,723		£39,943,723		£39,943,723		£39,943,723		£39,943,723		£39,943,723		£39,943,723	
60% LAR - 40% CIR		30%		£38,943,723		£38,943,723		£38,943,723		£38,943,723		£38,943,723		£38,943,723		£38,943,723	
60% LAR - 40% CIR		35%		£37,943,723		£37,943,723		£37,943,723		£37,943,723		£37,943,723		£37,943,723		£37,943,723	
60% LAR - 40% CIR		40%		£36,943,723		£36,943,723		£36,943,723		£36,943,723		£36,943,723		£36,943,723		£36,943,723	
60% LAR - 40% CIR		45%		£35,943,723		£35,943,723		£35,943,723		£35,943,723		£35,943,723		£35,943,723		£35,943,723	
60% LAR - 40% CIR		50%		£34,943,723		£34,943,723		£34,943,723		£34,943,723		£34,943,723		£34,943,723		£34,943,723	
Residual Land values compared to benchmark land values																	
Medium Value Secondary Offices																	
Tenure		% AH		Base Build Costs and Access Pmt M4(2) and Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		£83,782,415		£83,782,415		£83,782,415		£83,782,415		£83,782,415		£83,782,415		£83,782,415	
60% LAR - 40% CIR		5%		£82,782,415		£82,782,415		£82,782,415		£82,782,415		£82,782,415		£82,782,415		£82,782,415	
60% LAR - 40% CIR		10%		£81,782,415		£81,782,415		£81,782,415		£81,782,415		£81,782,415		£81,782,415		£81,782,415	
60% LAR - 40% CIR		15%		£80,782,415		£80,782,415		£80,782,415		£80,782,415		£80,782,415		£80,782,415		£80,782,415	
60% LAR - 40% CIR		20%		£79,782,415		£79,782,415		£79,782,415		£79,782,415		£79,782,415		£79,782,415		£79,782,415	
60% LAR - 40% CIR		25%		£78,782,415		£78,782,415		£78,782,415		£78,782,415		£78,782,415		£78,782,415		£78,782,415	
60% LAR - 40% CIR		30%		£77,782,415		£77,782,415		£77,782,415		£77,782,415		£77,782,415		£77,782,415		£77,782,415	
60% LAR - 40% CIR		35%		£76,782,415		£76,782,415		£76,782,415		£76,782,415		£76,782,415		£76,782,415		£76,782,415	
60% LAR - 40% CIR		40%		£75,782,415		£75,782,415		£75,782,415		£75,782,415		£75,782,415		£75,782,415		£75,782,415	
60% LAR - 40% CIR		45%		£74,782,415		£74,782,415		£74,782,415		£74,782,415		£74,782,415		£74,782,415		£74,782,415	
60% LAR - 40% CIR		50%		£73,782,415		£73,782,415		£73,782,415		£73,782,415		£73,782,415		£73,782,415		£73,782,415	
Residual Land values compared to benchmark land values																	
Lower Value Secondary Offices / Community Space																	
Tenure		% AH		Base Build Costs and Access Pmt M4(2) and Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		£132,368,945		£132,368,945		£132,368,945		£132,368,945		£132,368,945		£132,368,945		£132,368,945	
60% LAR - 40% CIR		5%		£131,368,945		£131,368,945		£131,368,945		£131,368,945		£131,368,945		£131,368,945		£131,368,945	
60% LAR - 40% CIR		10%		£130,368,945		£130,368,945		£130,368,945		£130,368,945		£130,368,945		£130,368,945		£130,368,945	
60% LAR - 40% CIR		15%		£129,368,945		£129,368,945		£129,368,945		£129,368,945		£129,368,945		£129,368,945		£129,368,945	
60% LAR - 40% CIR		20%		£128,368,945		£128,368,945		£128,368,945		£128,368,945		£128,368,945		£128,368,945		£128,368,945	
60% LAR - 40% CIR		25%		£127,368,945		£127,368,945		£127,368,945		£127,368,945		£127,368,945		£127,368,945		£127,368,945	
60% LAR - 40% CIR		30%		£126,368,945		£126,368,945		£126,368,945		£126,368,945		£126,368,945		£126,368,945		£126,368,945	
60% LAR - 40% CIR		35%		£125,368,945		£125,368,945		£125,368,945		£125,368,945		£125,368,945		£125,368,945		£125,368,945	
60% LAR - 40% CIR		40%		£124,368,945		£124,368,945		£124,368,945		£124,368,945		£124,368,945		£124,368,945		£124,368,945	
60% LAR - 40% CIR		45%		£123,368,945		£123,368,945		£123,368,945		£123,368,945		£123,368,945		£123,368,945		£123,368,945	
60% LAR - 40% CIR		50%		£122,368,945		£122,368,945		£122,368,945		£122,368,945		£122,368,945		£122,368,945		£122,368,945	
Residual Land values compared to benchmark land values																	
Secondary Industrial/Storage/Distribution																	
Tenure		% AH		Base Build Costs and Access Pmt M4(2) and Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		£186,142,215		£186,142,215		£186,142,215		£186,142,215		£186,142,215		£186,142,215		£186,142,215	
60% LAR - 40% CIR		5%		£185,142,215		£185,142,215		£185,142,215		£185,142,215		£185,142,215		£185,142,215		£185,142,215	
60% LAR - 40% CIR		10%		£184,142,215		£184,142,215		£184,142,215		£184,142,215		£184,142,215		£184,142,215		£184,142,215	
60% LAR - 40% CIR		15%		£183,142,215		£183,142,215		£183,142,215		£183,142,215		£183,142,215		£183,142,215		£183,142,215	
60% LAR - 40% CIR		20%		£182,142,215		£182,142,215		£182,142,215		£182,142,215		£182,142,215		£182,142,215		£182,142,215	
60% LAR - 40% CIR		25%		£181,142,215		£181,142,215		£181,142,215		£181,142,215		£181,142,215		£181,142,215		£181,142,215	
60% LAR - 40% CIR		30%		£180,142,215		£180,142,215		£180,142,215		£180,142,215		£180,142,215		£180,142,215		£180,142,215	
60% LAR - 40% CIR		35%		£179,142,215		£179,142,215		£179,142,215		£179,142,215		£179,142,215		£179,142,215		£179,142,215	
60% LAR - 40% CIR		40%		£178,142,215		£178,142,215		£178,142,215		£178,142,215		£178,142,215		£178,142,215		£178,142,215	
60% LAR - 40% CIR		45%		£177,142,215		£177,142,215		£177,142,215		£177,142,215		£177,142,215		£177,142,215		£177,142,215	
60% LAR - 40% CIR		50%		£176,142,215		£176,142,215		£176,142,215		£176,142,215		£176,142,215		£176,142,215		£176,142,215	
Residual Land values compared to benchmark land values																	
Secondary Industrial/Storage/Distribution																	
Tenure		% AH		Base Build Costs and Access Pmt M4(2) and Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases											

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week
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No Units	546
Site Area	2.88 Ha

Residual land values:

Value Area	Zone C - £2,000 psf
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR + CIR

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£209,370,233	£231,827,932	£225,051,305	£224,658,727	£223,477,280	£217,788,604	£215,871,023
60% LAR - 40% CIR	5%	£252,588,117	£216,483,217	£209,733,408	£209,342,388	£208,364,836	£202,499,528	£199,241,023
60% LAR - 40% CIR	10%	£206,782,420	£201,093,143	£194,398,133	£193,979,851	£193,004,697	£187,151,198	£183,873,683
60% LAR - 40% CIR	15%	£218,893,783	£185,658,191	£178,955,944	£178,567,683	£177,595,156	£171,718,147	£168,453,143
60% LAR - 40% CIR	20%	£201,582,612	£170,178,803	£163,461,896	£163,037,191	£162,064,818	£156,238,043	£153,041,157
60% LAR - 40% CIR	25%	£185,005,517	£154,634,369	£147,910,863	£147,521,578	£146,547,662	£140,705,371	£137,455,654
60% LAR - 40% CIR	30%	£167,674,171	£138,020,499	£132,313,916	£131,925,414	£130,954,157	£125,126,621	£121,886,101
60% LAR - 40% CIR	35%	£150,907,123	£123,363,128	£116,671,489	£116,283,886	£115,314,174	£109,500,278	£106,270,025
60% LAR - 40% CIR	40%	£133,789,899	£107,662,695	£100,984,049	£100,597,173	£99,629,982	£93,826,833	£90,601,905
60% LAR - 40% CIR	45%	£116,831,929	£89,919,852	£83,250,062	£82,865,830	£81,900,251	£76,096,988	£72,884,416
60% LAR - 40% CIR	50%	£99,436,631	£70,134,443	£69,415,791	£69,026,252	£68,052,428	£62,209,487	£58,963,410

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£49,148,148	£49,148,148	£49,148,148	£49,148,148	£49,148,148	£49,148,148	£49,148,148
60% LAR - 40% CIR	5%	£23,841,303	£24,743,903	£23,493,272	£23,493,272	£23,493,272	£23,493,272	£23,493,272
60% LAR - 40% CIR	10%	£19,134,907	£19,134,907	£19,134,907	£19,134,907	£19,134,907	£19,134,907	£19,134,907
60% LAR - 40% CIR	15%	£32,335,337	£32,335,337	£32,335,337	£32,335,337	£32,335,337	£32,335,337	£32,335,337
60% LAR - 40% CIR	20%	£19,251,505	£19,251,505	£19,251,505	£19,251,505	£19,251,505	£19,251,505	£19,251,505
60% LAR - 40% CIR	25%	£19,251,505	£19,251,505	£19,251,505	£19,251,505	£19,251,505	£19,251,505	£19,251,505
60% LAR - 40% CIR	30%	£11,124,949	£11,124,949	£11,124,949	£11,124,949	£11,124,949	£11,124,949	£11,124,949
60% LAR - 40% CIR	35%	£19,251,505	£19,251,505	£19,251,505	£19,251,505	£19,251,505	£19,251,505	£19,251,505
60% LAR - 40% CIR	40%	£147,442,321	£147,442,321	£147,442,321	£147,442,321	£147,442,321	£147,442,321	£147,442,321
60% LAR - 40% CIR	45%	£105,307,146	£105,307,146	£105,307,146	£105,307,146	£105,307,146	£105,307,146	£105,307,146
60% LAR - 40% CIR	50%	£181,750,486	£181,750,486	£181,750,486	£181,750,486	£181,750,486	£181,750,486	£181,750,486

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£104,674,753	£87,132,292	£60,355,625	£59,963,047	£58,981,600	£53,962,624	£49,821,437
60% LAR - 40% CIR	5%	£97,862,437	£101,787,637	£93,321,806	£92,865,788	£91,889,728	£87,863,468	£84,548,243
60% LAR - 40% CIR	10%	£71,086,746	£36,397,463	£29,672,453	£29,282,871	£28,308,917	£26,455,518	£25,179,403
60% LAR - 40% CIR	15%	£54,198,103	£20,962,511	£14,261,264	£13,872,003	£12,890,476	£12,022,467	£11,144,913
60% LAR - 40% CIR	20%	£17,886,892	£5,483,123	£1,784,817	£1,784,817	£1,784,817	£1,784,817	£1,784,817
60% LAR - 40% CIR	25%	£20,309,617	£1,091,911	£1,091,911	£1,091,911	£1,091,911	£1,091,911	£1,091,911
60% LAR - 40% CIR	30%	£13,784,367	£1,132,524	£1,132,524	£1,132,524	£1,132,524	£1,132,524	£1,132,524
60% LAR - 40% CIR	35%	£19,251,505	£1,132,524	£1,132,524	£1,132,524	£1,132,524	£1,132,524	£1,132,524
60% LAR - 40% CIR	40%	£19,251,505	£1,132,524	£1,132,524	£1,132,524	£1,132,524	£1,132,524	£1,132,524
60% LAR - 40% CIR	45%	£19,251,505	£1,132,524	£1,132,524	£1,132,524	£1,132,524	£1,132,524	£1,132,524
60% LAR - 40% CIR	50%	£81,589,549	£81,589,549	£81,589,549	£81,589,549	£81,589,549	£81,589,549	£81,589,549

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£152,980,543	£115,418,372	£108,684,706	£108,292,127	£107,267,586	£101,733,004	£96,107,517
60% LAR - 40% CIR	5%	£196,719,517	£100,073,617	£93,321,806	£92,865,788	£91,889,728	£87,863,468	£84,548,243
60% LAR - 40% CIR	10%	£119,352,626	£94,883,543	£77,956,533	£77,568,951	£76,594,997	£70,741,598	£67,465,483
60% LAR - 40% CIR	15%	£102,484,163	£98,248,591	£92,546,344	£92,158,093	£91,185,556	£85,308,547	£82,043,163
60% LAR - 40% CIR	20%	£85,573,012	£53,789,203	£47,052,266	£46,661,581	£45,685,218	£39,826,443	£36,571,567
60% LAR - 40% CIR	25%	£88,586,017	£38,224,789	£31,501,263	£31,111,778	£30,138,662	£24,295,771	£21,050,504
60% LAR - 40% CIR	30%	£51,584,512	£22,610,899	£15,904,316	£15,515,814	£14,544,557	£8,717,021	£5,470,501
60% LAR - 40% CIR	35%	£34,491,523	£5,353,526	£1,261,389	£1,261,389	£1,261,389	£1,261,389	£1,261,389
60% LAR - 40% CIR	40%	£17,717,269	£1,261,389	£1,261,389	£1,261,389	£1,261,389	£1,261,389	£1,261,389
60% LAR - 40% CIR	45%	£122,306	£24,489,543	£23,107,838	£23,107,838	£23,107,838	£23,107,838	£23,107,838
60% LAR - 40% CIR	50%	£18,602,988	£48,275,107	£46,863,619	£46,863,619	£46,863,619	£46,863,619	£46,863,619

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£70,039,333	£172,497,392	£165,740,425	£165,347,817	£164,364,200	£158,487,724	£155,195,261
60% LAR - 40% CIR	5%	£193,257,237	£157,152,337	£150,400,528	£150,011,598	£149,033,996	£143,168,648	£139,810,143
60% LAR - 40% CIR	10%	£176,437,446	£141,726,263	£135,012,253	£134,621,117	£133,643,515	£127,620,118	£124,344,203
60% LAR - 40% CIR	15%	£159,562,303	£126,327,311	£119,625,064	£119,236,803	£118,264,276	£112,387,267	£109,122,263
60% LAR - 40% CIR	20%	£142,651,732	£110,847,563	£104,130,986	£103,742,491	£102,765,038	£96,895,163	£93,630,261
60% LAR - 40% CIR	25%	£125,674,137	£96,303,489	£89,579,983	£89,190,498	£88,212,982	£82,342,491	£79,077,574
60% LAR - 40% CIR	30%	£108,643,291	£79,889,619	£72,983,036	£72,594,534	£71,623,277	£65,755,741	£62,500,521
60% LAR - 40% CIR	35%	£91,575,343	£64,032,248	£57,140,656	£56,752,154	£55,780,894	£50,000,396	£46,745,125
60% LAR - 40% CIR	40%	£74,458,019	£48,331,815	£41,453,169	£41,064,263	£40,092,102	£34,305,953	£31,051,025
60% LAR - 40% CIR	45%	£57,301,686	£32,588,772	£25,661,801	£25,272,895	£24,300,771	£18,516,108	£15,261,180
60% LAR - 40% CIR	50%	£40,155,751	£16,803,563	£10,884,901	£10,495,372	£10,005,848	£4,221,548	£1,000,000

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week
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No Units	546
Site Area	2.88 Ha

Residual land values:

Value Area	Zone C - RP Periphery £2,250 psf
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR + CIR

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	0%	£201,201,231	£204,236,502	£277,450,856	£277,267,317	£276,385,871	£276,187,185	£268,925,707
60% LAR: 40% CIR	5%	£202,207,421	£206,271,379	£259,521,589	£259,130,548	£258,152,997	£257,947,431	£249,029,185
60% LAR: 40% CIR	10%	£202,770,188	£206,834,875	£241,136,865	£240,742,329	£239,764,880	£239,559,314	£231,082,691
60% LAR: 40% CIR	15%	£203,330,003	£207,397,003	£223,503,245	£223,114,985	£222,144,333	£221,938,767	£213,084,922
60% LAR: 40% CIR	20%	£203,887,590	£207,954,590	£205,424,171	£205,037,115	£204,060,676	£203,855,110	£195,038,189
60% LAR: 40% CIR	25%	£204,442,471	£193,561,863	£197,296,106	£186,913,140	£185,948,222	£185,742,656	£176,942,327
60% LAR: 40% CIR	30%	£204,998,569	£175,774,498	£185,128,511	£168,743,519	£167,781,038	£167,575,472	£158,763,172
60% LAR: 40% CIR	35%	£194,548,088	£157,544,024	£150,911,088	£150,524,088	£149,561,088	£149,355,522	£140,543,244
60% LAR: 40% CIR	40%	£185,232,053	£138,269,042	£132,590,397	£132,203,520	£131,240,328	£131,034,762	£122,222,181
60% LAR: 40% CIR	45%	£145,458,651	£120,892,137	£114,224,547	£113,838,316	£112,875,738	£112,670,172	£103,860,659
60% LAR: 40% CIR	50%	£125,840,925	£102,473,066	£95,814,618	£95,428,500	£94,464,676	£94,259,110	£85,455,057

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	0%	£180,372,381	£13,057,242	£23,207,551	£23,116,619	£23,025,787	£22,934,955	£15,915,417
60% LAR: 40% CIR	5%	£180,878,301	£14,807,741	£23,207,551	£23,116,619	£23,025,787	£22,934,955	£15,915,417
60% LAR: 40% CIR	10%	£181,384,221	£16,558,240	£23,207,551	£23,116,619	£23,025,787	£22,934,955	£15,915,417
60% LAR: 40% CIR	15%	£181,890,141	£18,308,739	£23,207,551	£23,116,619	£23,025,787	£22,934,955	£15,915,417
60% LAR: 40% CIR	20%	£182,396,061	£20,059,238	£23,207,551	£23,116,619	£23,025,787	£22,934,955	£15,915,417
60% LAR: 40% CIR	25%	£182,901,981	£21,809,737	£23,207,551	£23,116,619	£23,025,787	£22,934,955	£15,915,417
60% LAR: 40% CIR	30%	£183,407,901	£23,560,236	£23,207,551	£23,116,619	£23,025,787	£22,934,955	£15,915,417
60% LAR: 40% CIR	35%	£183,913,821	£25,310,735	£23,207,551	£23,116,619	£23,025,787	£22,934,955	£15,915,417
60% LAR: 40% CIR	40%	£184,419,741	£27,061,234	£23,207,551	£23,116,619	£23,025,787	£22,934,955	£15,915,417
60% LAR: 40% CIR	45%	£184,925,661	£28,811,733	£23,207,551	£23,116,619	£23,025,787	£22,934,955	£15,915,417
60% LAR: 40% CIR	50%	£185,431,581	£30,562,232	£23,207,551	£23,116,619	£23,025,787	£22,934,955	£15,915,417

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	0%	£156,805,601	£119,540,882	£112,766,216	£112,371,637	£111,980,191	£111,588,745	£102,230,029
60% LAR: 40% CIR	5%	£157,311,521	£137,075,699	£94,825,886	£94,431,307	£94,036,828	£93,642,349	£84,283,633
60% LAR: 40% CIR	10%	£157,817,441	£154,610,516	£76,840,185	£76,445,606	£76,051,127	£75,656,648	£66,297,932
60% LAR: 40% CIR	15%	£158,323,361	£172,145,333	£58,855,484	£58,460,905	£58,066,426	£57,671,947	£48,313,231
60% LAR: 40% CIR	20%	£158,829,281	£189,680,150	£40,870,782	£40,476,203	£40,081,724	£39,687,245	£30,328,515
60% LAR: 40% CIR	25%	£159,335,201	£207,214,967	£22,886,080	£22,491,501	£22,097,022	£21,702,543	£12,343,800
60% LAR: 40% CIR	30%	£159,841,121	£224,749,784	£4,891,378	£4,496,799	£4,102,320	£3,707,841	£-1,252,915
60% LAR: 40% CIR	35%	£160,347,041	£242,284,601	£-1,103,520	£-1,108,941	£-1,114,362	£-1,119,783	£-2,268,460
60% LAR: 40% CIR	40%	£160,852,961	£259,819,418	£-2,918,818	£-2,924,239	£-2,929,660	£-2,935,081	£-4,083,955
60% LAR: 40% CIR	45%	£161,358,881	£277,354,235	£-4,734,116	£-4,739,537	£-4,744,958	£-4,750,379	£-6,000,450
60% LAR: 40% CIR	50%	£161,864,801	£294,889,052	£-6,549,414	£-6,554,835	£-6,560,256	£-6,565,677	£-7,915,945

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	0%	£105,197,581	£107,628,992	£107,090,296	£106,927,717	£106,765,138	£106,602,559	£105,916,109
60% LAR: 40% CIR	5%	£105,703,501	£125,163,809	£89,105,179	£88,942,599	£88,780,020	£88,617,441	£87,931,000
60% LAR: 40% CIR	10%	£106,209,421	£142,698,626	£71,119,996	£70,957,416	£70,794,837	£70,632,258	£69,945,817
60% LAR: 40% CIR	15%	£106,715,341	£160,233,443	£53,134,813	£52,972,233	£52,809,654	£52,647,075	£51,960,634
60% LAR: 40% CIR	20%	£107,221,261	£177,768,260	£35,149,630	£34,987,050	£34,824,471	£34,661,892	£33,975,451
60% LAR: 40% CIR	25%	£107,727,181	£195,303,077	£17,164,447	£17,001,867	£16,839,288	£16,676,709	£15,990,268
60% LAR: 40% CIR	30%	£108,233,101	£212,837,894	£-1,111,265	£-1,116,686	£-1,122,107	£-1,127,528	£-1,242,087
60% LAR: 40% CIR	35%	£108,739,021	£230,372,711	£-2,926,563	£-2,931,984	£-2,937,405	£-2,942,826	£-3,057,385
60% LAR: 40% CIR	40%	£109,244,941	£247,907,528	£-4,741,861	£-4,747,282	£-4,752,703	£-4,758,124	£-4,872,683
60% LAR: 40% CIR	45%	£109,750,861	£265,442,345	£-6,557,159	£-6,562,580	£-6,568,001	£-6,573,422	£-6,687,981
60% LAR: 40% CIR	50%	£110,256,781	£282,977,162	£-8,372,457	£-8,377,878	£-8,383,299	£-8,388,720	£-8,503,280

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	0%	£202,216,231	£204,236,502	£277,450,856	£277,267,317	£276,385,871	£276,187,185	£268,925,707
60% LAR: 40% CIR	5%	£202,722,151	£204,742,422	£259,521,589	£259,130,548	£258,152,997	£257,947,431	£249,029,185
60% LAR: 40% CIR	10%	£203,228,071	£205,252,343	£241,136,865	£240,742,329	£239,764,880	£239,559,314	£231,082,691
60% LAR: 40% CIR	15%	£203,733,991	£205,758,264	£223,503,245	£223,114,985	£222,144,333	£221,938,767	£213,084,922
60% LAR: 40% CIR	20%	£204,239,911	£206,264,185	£205,424,171	£205,037,115	£204,060,676	£203,855,110	£195,038,189
60% LAR: 40% CIR	25%	£204,745,831	£193,561,863	£197,296,106	£186,913,140	£185,948,222	£185,742,656	£176,942,327
60% LAR: 40% CIR	30%	£205,251,751	£175,774,498	£185,128,511	£168,743,519	£167,781,038	£167,575,472	£158,763,172
60% LAR: 40% CIR	35%	£205,757,671	£157,544,024	£150,911,088	£150,524,088	£149,561,088	£149,355,522	£140,543,244
60% LAR: 40% CIR	40%	£206,263,591	£138,269,042	£132,590,397	£132,203,520	£131,240,328	£131,034,762	£122,222,181
60% LAR: 40% CIR	45%	£206,769,511	£120,892,137	£114,224,547	£113,838,316	£112,875,738	£112,670,172	£103,860,659
60% LAR: 40% CIR	50%	£207,275,431	£102,473,066	£95,814,618	£95,428,500	£94,464,676	£94,259,110	£85,455,057

LB Camden
Local Plan Viability Testing 2025

Resi 16 T3 - 546 Flats & 4 Pitches at a rent of £123.50 per pitch per week
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No Units	546
Site Area	2.88 Ha

Residual land values:

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	5%	£363,395,358	£326,163,432	£319,386,795	£318,894,170	£318,912,743	£312,124,087	£308,852,987
00% LAR - 40% CIR	5%	£341,902,865	£306,101,907	£299,352,098	£298,861,077	£297,863,526	£292,118,218	£288,859,714
00% LAR - 40% CIR	10%	£300,378,398	£265,985,051	£273,270,051	£272,800,499	£272,800,499	£268,819,276	£265,591,698
00% LAR - 40% CIR	15%	£298,808,979	£265,843,335	£259,141,086	£258,752,628	£257,782,175	£251,858,268	£248,722,764
00% LAR - 40% CIR	20%	£277,155,032	£245,647,173	£238,985,670	£238,538,614	£237,610,074	£231,805,134	£228,579,688
00% LAR - 40% CIR	25%	£255,540,979	£225,407,017	£218,744,260	£218,338,594	£217,393,377	£211,603,873	£208,387,481
00% LAR - 40% CIR	30%	£233,845,244	£205,123,309	£198,477,322	£198,092,330	£197,129,649	£191,354,567	£188,146,899
00% LAR - 40% CIR	35%	£212,108,249	£184,786,490	£178,165,315	£177,781,184	£176,820,857	£171,058,889	£167,857,811
00% LAR - 40% CIR	40%	£190,330,416	£164,427,003	£157,808,701	£157,425,300	£156,466,868	£150,716,153	£147,454,287
00% LAR - 40% CIR	45%	£168,512,171	£144,015,299	£137,402,535	£137,019,300	£136,060,723	£130,297,245	£127,038,647
00% LAR - 40% CIR	50%	£146,694,362	£123,543,965	£116,885,516	£116,499,818	£115,535,573	£109,750,105	£106,535,955

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£382,756,938	£344,934,315	£338,157,646	£337,768,975	£336,783,623	£330,894,247	£327,802,461
00% LAR - 40% CIR	5%	£360,873,745	£324,872,787	£318,122,978	£317,731,957	£316,748,408	£310,859,038	£307,767,252
00% LAR - 40% CIR	10%	£319,147,219	£284,705,841	£278,000,499	£277,609,499	£276,624,949	£270,735,579	£267,643,793
00% LAR - 40% CIR	15%	£317,577,859	£284,588,726	£277,808,034	£277,417,034	£276,432,484	£270,543,114	£267,451,328
00% LAR - 40% CIR	20%	£295,868,141	£264,501,403	£257,808,034	£257,417,034	£256,432,484	£260,543,114	£257,451,328
00% LAR - 40% CIR	25%	£274,158,411	£244,414,086	£237,417,034	£237,026,034	£236,041,484	£240,152,114	£237,059,328
00% LAR - 40% CIR	30%	£252,448,681	£224,326,769	£217,331,108	£216,940,108	£215,955,558	£220,066,188	£216,973,402
00% LAR - 40% CIR	35%	£230,738,951	£204,239,452	£197,245,182	£196,854,182	£195,869,632	£200,000,262	£196,907,476
00% LAR - 40% CIR	40%	£209,029,221	£184,152,135	£177,159,256	£176,768,256	£175,783,706	£180,000,896	£176,908,110
00% LAR - 40% CIR	45%	£187,319,491	£164,064,818	£157,074,330	£156,683,330	£155,698,780	£160,000,970	£156,908,184
00% LAR - 40% CIR	50%	£165,609,761	£143,977,501	£136,989,402	£136,598,402	£135,613,852	£140,001,162	£136,909,376

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£198,690,278	£181,467,755	£154,691,088	£154,298,510	£153,317,063	£147,428,387	£144,156,961
00% LAR - 40% CIR	5%	£177,557,185	£160,336,662	£133,568,416	£133,175,838	£132,194,391	£126,305,715	£123,034,289
00% LAR - 40% CIR	10%	£155,680,718	£140,211,138	£113,467,957	£113,075,379	£112,093,932	£106,205,256	£102,933,830
00% LAR - 40% CIR	15%	£134,111,299	£119,085,611	£96,352,406	£95,960,828	£94,979,381	£89,090,705	£85,819,279
00% LAR - 40% CIR	20%	£112,499,352	£97,963,662	£75,235,950	£74,844,372	£73,862,925	£67,974,249	£64,702,823
00% LAR - 40% CIR	25%	£90,887,405	£76,847,711	£54,118,000	£53,726,422	£52,744,975	£46,856,299	£43,584,873
00% LAR - 40% CIR	30%	£69,275,458	£55,731,764	£33,009,050	£32,617,472	£31,636,025	£25,747,349	£22,475,923
00% LAR - 40% CIR	35%	£47,663,511	£34,616,817	£11,900,100	£11,508,522	£10,527,075	£4,638,400	£1,366,974
00% LAR - 40% CIR	40%	£26,051,564	£13,504,870	£8,800,150	£8,408,572	£7,427,125	£1,518,450	£820,499
00% LAR - 40% CIR	45%	£4,439,617	£1,392,923	£6,700,150	£6,308,572	£5,327,125	£1,418,450	£820,499
00% LAR - 40% CIR	50%	£2,327,670	£720,975	£4,600,150	£4,208,572	£3,227,125	£1,418,450	£820,499

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£246,976,358	£209,753,835	£202,977,708	£202,586,680	£201,605,233	£195,716,487	£192,445,061
00% LAR - 40% CIR	5%	£225,493,265	£189,269,707	£182,492,498	£182,101,470	£181,120,023	£175,231,277	£171,959,851
00% LAR - 40% CIR	10%	£203,969,798	£169,585,461	£162,800,451	£162,409,423	£161,427,976	£155,539,230	£152,267,804
00% LAR - 40% CIR	15%	£182,437,879	£149,833,735	£143,048,725	£142,657,697	£141,676,250	£135,787,504	£132,516,078
00% LAR - 40% CIR	20%	£160,785,432	£129,237,573	£122,452,070	£122,061,042	£121,080,595	£115,191,849	£111,920,423
00% LAR - 40% CIR	25%	£139,133,979	£108,597,417	£101,811,910	£101,420,882	£100,440,435	£94,551,689	£91,280,263
00% LAR - 40% CIR	30%	£117,481,534	£88,713,709	£82,007,722	£81,616,694	£80,636,247	£74,747,501	£71,476,075
00% LAR - 40% CIR	35%	£95,829,049	£68,589,860	£61,793,715	£61,402,687	£60,422,240	£54,533,494	£51,262,068
00% LAR - 40% CIR	40%	£74,176,604	£48,461,913	£41,665,828	£41,274,800	£40,294,353	£34,405,607	£31,134,181
00% LAR - 40% CIR	45%	£52,522,571	£27,805,690	£21,009,740	£20,618,712	£19,638,265	£13,749,519	£10,478,093
00% LAR - 40% CIR	50%	£30,869,762	£7,134,465	£10,218,712	£9,827,684	£8,847,237	£2,958,491	£2,567,065

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£304,005,278	£266,832,555	£250,055,888	£249,663,370	£248,681,923	£242,793,187	£239,521,761
00% LAR - 40% CIR	5%	£282,521,985	£245,717,027	£228,932,218	£228,539,700	£227,558,253	£221,669,517	£218,398,091
00% LAR - 40% CIR	10%	£261,048,618	£224,601,181	£207,816,351	£207,423,833	£206,442,386	£200,553,650	£197,282,224
00% LAR - 40% CIR	15%	£239,570,299	£203,512,455	£186,391,206	£185,998,688	£185,017,241	£179,128,505	£175,857,079
00% LAR - 40% CIR	20%	£217,991,152	£182,423,290	£165,302,057	£164,909,539	£163,928,092	£158,039,356	£154,767,930
00% LAR - 40% CIR	25%	£196,512,099	£161,334,137	£144,212,908	£143,820,390	£142,838,943	£136,950,207	£133,678,781
00% LAR - 40% CIR	30%	£174,544,964	£140,245,080	£123,123,759	£122,731,241	£121,749,794	£115,861,058	£112,589,632
00% LAR - 40% CIR	35%	£152,577,889	£119,156,023	£102,032,610	£101,640,092	£100,658,645	£94,769,909	£91,498,483
00% LAR - 40% CIR	40%	£130,599,330	£98,066,965	£80,941,861	£80,549,343	£79,567,896	£73,679,160	£70,407,734
00% LAR - 40% CIR	45%	£108,621,201	£76,978,810	£59,852,756	£59,460,238	£58,478,791	£52,589,055	£49,317,629
00% LAR - 40% CIR	50%	£86,643,072	£55,885,655	£42,737,652	£42,345,134	£41,363,687	£35,474,951	£32,203,525

Appendix 5 - Appraisal Results of Strategic Sites Excluding Traveller Provision

LB Camden
Local Plan Viability Testing 2023

Site 1: Canlay Street - 860 Plots, 22,600 sq m Commercial (Office, Lab Enable Space and Retail) and 20% AH @ 50% AR for 15 Years		Value Area		Resi £1,300 per sq ft					
No Units	860	Sales value inflation	Base						
Site Area	3.13 Ha	Build cost inflation	Base						
Residual land values:		Change	LAR - CR						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991
60% LAR 40% CR	0%	£147,855,967	£150,500,824	£146,775,019	£149,352,255	£148,232,216	£148,700,587	£148,563,974	£148,563,974
60% LAR 40% CR	5%	£167,700,317	£141,236,507	£148,611,135	£149,375,577	£146,018,276	£157,266,646	£155,750,422	£155,750,422
60% LAR 40% CR	10%	£157,453,757	£137,919,669	£131,384,366	£131,553,576	£130,701,538	£128,119,509	£128,477,553	£128,477,553
60% LAR 40% CR	15%	£147,855,967	£129,442,710	£131,603,332	£127,684,975	£121,332,475	£118,750,646	£117,519,590	£117,519,590
60% LAR 40% CR	20%	£136,627,393	£113,101,299	£112,384,442	£112,346,141	£111,893,362	£109,329,932	£107,927,577	£107,927,577
60% LAR 40% CR	25%	£126,136,521	£103,568,687	£102,602,200	£103,719,600	£102,406,851	£99,427,642	£98,212,761	£98,212,761
60% LAR 40% CR	30%	£115,559,858	£94,068,007	£93,249,714	£93,210,514	£92,863,764	£90,320,536	£88,937,555	£88,937,555
60% LAR 40% CR	35%	£105,511,725	£84,454,000	£83,749,546	£83,698,502	£83,287,596	£80,777,174	£79,158,655	£79,158,655
60% LAR 40% CR	40%	£94,374,722	£74,784,510	£74,076,552	£73,939,487	£73,597,559	£71,081,010	£69,486,841	£69,486,841
60% LAR 40% CR	45%	£83,689,777	£65,248,014	£64,507,119	£64,212,507	£63,976,151	£61,370,536	£59,774,543	£59,774,543
60% LAR 40% CR	50%	£72,955,855	£55,248,379	£54,546,379	£54,412,416	£54,076,911	£51,608,412	£50,014,367	£50,014,367
Residual Land values compared to site specific benchmark land value		£31,588,895							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991
60% LAR 40% CR	0%	£150,500,824	£146,775,019	£146,775,019	£146,775,019	£146,775,019	£146,775,019	£146,775,019	£146,775,019
60% LAR 40% CR	5%	£167,700,317	£141,236,507	£141,236,507	£141,236,507	£141,236,507	£141,236,507	£141,236,507	£141,236,507
60% LAR 40% CR	10%	£157,453,757	£137,919,669	£137,919,669	£137,919,669	£137,919,669	£137,919,669	£137,919,669	£137,919,669
60% LAR 40% CR	15%	£147,855,967	£129,442,710	£129,442,710	£129,442,710	£129,442,710	£129,442,710	£129,442,710	£129,442,710
60% LAR 40% CR	20%	£136,627,393	£113,101,299	£113,101,299	£113,101,299	£113,101,299	£113,101,299	£113,101,299	£113,101,299
60% LAR 40% CR	25%	£126,136,521	£103,568,687	£103,568,687	£103,568,687	£103,568,687	£103,568,687	£103,568,687	£103,568,687
60% LAR 40% CR	30%	£115,559,858	£94,068,007	£94,068,007	£94,068,007	£94,068,007	£94,068,007	£94,068,007	£94,068,007
60% LAR 40% CR	35%	£105,511,725	£84,454,000	£84,454,000	£84,454,000	£84,454,000	£84,454,000	£84,454,000	£84,454,000
60% LAR 40% CR	40%	£94,374,722	£74,784,510	£74,784,510	£74,784,510	£74,784,510	£74,784,510	£74,784,510	£74,784,510
60% LAR 40% CR	45%	£83,689,777	£65,248,014	£65,248,014	£65,248,014	£65,248,014	£65,248,014	£65,248,014	£65,248,014
60% LAR 40% CR	50%	£72,955,855	£55,248,379	£55,248,379	£55,248,379	£55,248,379	£55,248,379	£55,248,379	£55,248,379

LB Camden
Local Plan Viability Testing 2023Site 1: Canlay Street - 860 Flats, 22,600 sq m Commercial (Office, Lab Enable Space and Retail) and
20% AH @ 50% WR for 15 Years

Value Area	Resi £1,300 per sq ft
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No Units	860
Site Area	3.13 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Unmet	LAR, CDR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CDR	0%	£251,255,981	£265,492,918	£364,878,885	£264,471,929	£364,116,817	£267,456,496	£369,597,874
60% LAR 40% CDR	5%	£213,974,662	£191,511,862	£190,726,644	£190,584,463	£190,267,561	£187,566,636	£184,548,106
60% LAR 40% CDR	10%	£203,369,716	£177,548,962	£176,763,768	£176,622,262	£176,270,911	£173,650,598	£171,983,914
60% LAR 40% CDR	15%	£188,361,181	£163,521,664	£162,736,768	£162,595,462	£162,244,111	£159,623,802	£157,957,186
60% LAR 40% CDR	20%	£173,253,828	£149,430,112	£148,644,631	£148,504,024	£148,151,994	£145,548,218	£143,879,296
60% LAR 40% CDR	25%	£168,066,324	£136,279,603	£134,469,916	£134,349,164	£133,997,137	£131,393,714	£129,724,812
60% LAR 40% CDR	30%	£142,871,214	£121,067,961	£120,272,362	£120,151,466	£119,779,426	£117,186,059	£115,518,137
60% LAR 40% CDR	35%	£127,684,073	£106,778,372	£105,969,762	£105,849,126	£105,469,446	£102,877,663	£101,207,744
60% LAR 40% CDR	40%	£112,218,473	£92,437,222	£91,656,748	£91,559,932	£91,187,889	£88,575,174	£86,907,252
60% LAR 40% CDR	45%	£96,871,863	£78,032,505	£77,369,079	£77,272,263	£76,905,132	£74,273,560	£72,595,264
60% LAR 40% CDR	50%	£81,386,208	£63,655,638	£63,077,113	£62,938,413	£62,561,864	£59,910,440	£58,235,354

Residual Land values compared to site specific benchmark land value

£31,589,892

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CDR	0%	£31,785,491	£133,899,918	£153,178,394	£152,373,203	£152,419,917	£149,959,246	£148,377,716
60% LAR 40% CDR	5%	£169,874,682	£140,911,992	£139,201,444	£139,060,461	£138,727,951	£136,109,126	£134,438,106
60% LAR 40% CDR	10%	£158,969,716	£126,448,962	£125,653,768	£125,512,262	£125,160,911	£122,540,598	£120,869,914
60% LAR 40% CDR	15%	£138,861,181	£110,251,664	£111,236,768	£111,095,462	£110,744,111	£108,123,802	£106,452,812
60% LAR 40% CDR	20%	£123,684,073	£95,967,372	£97,000,762	£96,859,126	£96,487,426	£93,866,059	£92,195,137
60% LAR 40% CDR	25%	£108,506,324	£81,778,403	£82,588,916	£82,468,164	£82,097,137	£79,493,714	£77,824,812
60% LAR 40% CDR	30%	£93,321,214	£67,589,961	£68,399,762	£68,279,466	£67,907,426	£65,303,059	£63,634,137
60% LAR 40% CDR	35%	£78,136,073	£53,397,372	£54,207,762	£54,087,126	£53,715,426	£51,111,059	£49,442,137
60% LAR 40% CDR	40%	£62,951,473	£39,207,222	£40,017,748	£39,897,932	£39,525,889	£36,921,514	£35,252,592
60% LAR 40% CDR	45%	£47,766,863	£25,012,505	£25,822,079	£25,702,263	£25,330,132	£22,726,560	£21,057,574
60% LAR 40% CDR	50%	£32,582,208	£10,827,638	£11,637,113	£11,516,413	£11,144,864	£8,540,440	£6,871,354

LB Camden
Local Plan Viability Testing 2023

Site 3: Murphy Site - 750 Plots, 76,000 sq m Commercial (Office, Lab, Enable Space, and Retail) and 20% AH @ 50% MR for 15 Years

No Units: 750
Site Area: 6.23 Ha

Residual land values:

Value Area	Resi £1,125 per sq ft
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR: CR

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy,	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£102,629,281	£117,212,827	£115,246,548	£114,218,892	£111,859,754	£95,690,702	£85,892,688
60% LAR - 40% CR	5%	£162,255,255	£119,903,197	£108,768,548	£107,832,690	£104,417,134	£89,234,318	£79,446,044
60% LAR - 40% CR	10%	£154,435,460	£104,263,884	£102,299,595	£101,339,219	£98,924,278	£82,764,499	£73,033,717
60% LAR - 40% CR	15%	£146,861,242	£87,233,875	£85,250,151	£84,189,495	£81,379,867	£64,261,499	£54,530,282
60% LAR - 40% CR	20%	£138,261,324	£61,113,162	£69,150,680	£68,189,031	£65,784,408	£49,685,951	£39,957,689
60% LAR - 40% CR	25%	£129,742,864	£34,461,684	£32,021,634	£31,841,144	£29,139,923	£13,038,367	£3,345,072
60% LAR - 40% CR	30%	£117,234,738	£7,764,816	£15,804,416	£14,842,014	£12,445,366	£16,305,161	£4,669,444
60% LAR - 40% CR	35%	£112,676,921	£71,017,480	£69,056,696	£68,096,096	£65,701,672	£49,628,904	£39,944,602
60% LAR - 40% CR	40%	£106,969,827	£64,222,033	£62,401,692	£61,360,854	£58,909,333	£42,847,981	£33,172,036
60% LAR - 40% CR	45%	£99,416,149	£57,378,935	£55,418,924	£54,467,747	£52,069,805	£36,016,932	£26,348,238
60% LAR - 40% CR	50%	£90,716,332	£50,688,644	£48,503,812	£47,572,237	£45,180,501	£29,136,212	£19,469,754

Residual Land values compared to site specific benchmark land value

£51,240,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy,	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£111,316,260	£103,872,807	£104,508,348	£103,088,892	£100,818,754	£84,610,702	£74,812,688
60% LAR - 40% CR	5%	£103,195,460	£86,923,767	£84,958,548	£83,992,690	£81,777,734	£65,584,318	£55,786,044
60% LAR - 40% CR	10%	£95,074,260	£69,974,684	£67,026,595	£66,066,219	£63,884,278	£47,691,499	£37,963,717
60% LAR - 40% CR	15%	£86,953,060	£43,023,875	£41,050,151	£40,089,495	£37,907,867	£21,701,499	£12,000,282
60% LAR - 40% CR	20%	£78,831,860	£16,073,162	£14,103,680	£13,142,031	£10,959,408	£15,605,951	£5,907,689
60% LAR - 40% CR	25%	£70,710,660	£-1,077,148	£1,054,416	£0,093,014	£-1,108,366	£19,705,161	£4,009,444
60% LAR - 40% CR	30%	£62,589,460	£-10,127,480	£-8,073,696	£-7,112,096	£-4,920,672	£13,805,904	£3,104,602
60% LAR - 40% CR	35%	£54,468,260	£-19,178,935	£-17,124,924	£-16,163,747	£-13,974,805	£7,906,932	£2,204,238
60% LAR - 40% CR	40%	£46,347,060	£-28,229,888	£-26,175,812	£-25,214,237	£-23,043,501	£1,907,212	£1,369,754

LB Camden
Local Plan Viability Testing 2023

Site 3: Murphy Site - 750 Flats, 76,000 sq m Commercial (Office, Lab, Enable Space, and Retail) and 20% AW @ 50% WR for 15 Years

No Units	750
Site Area	6.23 Ha

Residual land values:

Value Area	Resi £1,125 per sq ft
Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CR

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy,	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£254,888,981	£201,818,716	£189,821,731	£189,633,371	£189,662,471	£176,142,892	£184,543,632
60% LAR - 40% CR	5%	£259,051,263	£197,500,072	£186,454,627	£184,131,798	£181,254,232	£167,722,582	£180,184,416
60% LAR - 40% CR	10%	£263,142,176	£193,006,130	£183,012,094	£180,728,588	£177,828,588	£164,323,015	£176,766,245
60% LAR - 40% CR	15%	£267,143,609	£188,437,067	£179,544,813	£177,301,428	£175,299,862	£161,294,864	£173,259,801
60% LAR - 40% CR	20%	£191,087,305	£143,785,065	£143,703,493	£140,523,999	£137,575,324	£118,189,083	£152,695,992
60% LAR - 40% CR	25%	£114,866,492	£122,070,101	£120,988,726	£120,810,975	£122,696,198	£103,906,118	£90,997,310
60% LAR - 40% CR	30%	£163,535,024	£114,940,964	£112,501,241	£112,026,060	£108,084,471	£88,740,715	£77,253,624
60% LAR - 40% CR	35%	£141,926,518	£99,430,703	£97,341,810	£96,169,905	£93,229,626	£73,811,766	£62,426,635
60% LAR - 40% CR	40%	£152,269,937	£84,499,230	£82,410,991	£81,221,210	£78,302,794	£59,901,808	£47,258,072
60% LAR - 40% CR	45%	£168,423,485	£69,497,911	£67,409,596	£66,236,655	£63,304,541	£44,017,813	£32,549,067
60% LAR - 40% CR	50%	£91,067,436	£44,424,326	£42,348,034	£41,165,630	£48,235,072	£28,600,868	£17,486,147

Residual Land values compared to site specific benchmark land value

£51,248,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy,	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£254,888,981	£201,818,716	£189,821,731	£189,633,371	£189,662,471	£176,142,892	£184,543,632
60% LAR - 40% CR	5%	£187,811,303	£136,260,072	£134,164,627	£132,978,768	£130,014,222	£110,532,582	£118,308,632
60% LAR - 40% CR	10%	£171,955,176	£121,768,130	£119,072,094	£118,488,588	£116,529,824	£96,083,015	£94,326,245
60% LAR - 40% CR	15%	£165,965,009	£107,197,067	£105,104,813	£103,621,428	£100,901,862	£81,564,864	£79,011,801
60% LAR - 40% CR	20%	£139,817,305	£82,555,065	£80,463,493	£79,281,999	£76,335,324	£56,949,083	£54,425,992
60% LAR - 40% CR	25%	£123,626,492	£77,639,101	£75,547,241	£74,275,075	£71,626,198	£52,266,118	£49,757,310
60% LAR - 40% CR	30%	£107,269,624	£63,050,964	£60,961,281	£59,789,905	£56,844,471	£37,598,775	£35,019,624
60% LAR - 40% CR	35%	£90,661,515	£48,160,703	£46,101,810	£44,926,905	£41,980,526	£22,071,766	£19,186,635
60% LAR - 40% CR	40%	£73,969,937	£33,259,230	£31,170,991	£29,997,210	£27,062,794	£7,761,808	£4,773,069
60% LAR - 40% CR	45%	£27,133,493	£18,257,211	£16,169,606	£14,996,626	£12,064,541	£-2,997,897	£-1,197,181
60% LAR - 40% CR	50%	£45,327,835	£3,185,326	£1,008,034	£-14,896	£-84,364	£-25,560,100	£-31,197,181

Appendix 6 - Appraisal Results of Strategic Sites Including Traveller Provision

LB Camden
Local Plan Viability Testing 2023

Site 1: Canvey Street - 819 Flats, 18,952 sq m Commercial (Office, Lab Enable Space and Retail), 29% ARI @ 50% IRI for 15 Years and 4 Transfer/Pitches		Value Area		Resi £1,300 per sq ft and Pitch Rent of £37.71 per week	
No Units	819	Sales value inflation		Base	
Site Area	3.13 Ha	Build cost inflation		LAR - CR	
Residual land values:		Tenure			
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & BS9991		Base Build	

LB Camden
Local Plan Viability Testing 2023Site 1: Camley Street - 819 Flats, 15,952 sq m Commercial (Office, Lab Enable Space and Retail),
20% AW @ 50% MFL for 15 Years and 4 Traveler PlotsValue Area
Resi £1,380 per sq ft and Pitch Rent of £119.99 per weekNo Units
Life Area
819
3.13 HaSales value inflation
Build cost inflation
Tolmie
Base
Base
LMI, CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy.	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£165,348,647	£191,115,916	£198,435,664	£198,364,763	£197,977,545	£198,568,064	£198,975,562
60% LAR - 40% CIR	5%	£159,346,872	£185,265,766	£192,431,717	£192,444,415	£191,977,562	£192,567,725	£192,975,246
60% LAR - 40% CIR	10%	£145,358,414	£171,425,422	£178,745,445	£178,614,563	£178,287,512	£178,887,476	£179,352,217
60% LAR - 40% CIR	15%	£135,814,495	£159,255,332	£171,835,395	£171,684,496	£171,367,546	£171,967,408	£172,442,399
60% LAR - 40% CIR	20%	£125,877,179	£145,531,267	£162,855,665	£162,725,064	£162,397,814	£162,997,676	£163,472,657
60% LAR - 40% CIR	25%	£115,860,869	£134,461,784	£153,821,338	£153,691,067	£153,363,565	£153,963,428	£154,438,419
60% LAR - 40% CIR	30%	£105,857,356	£124,458,233	£144,795,189	£144,665,255	£144,344,522	£144,944,384	£145,419,365
60% LAR - 40% CIR	35%	£95,844,434	£114,475,074	£135,761,074	£135,631,811	£135,314,486	£135,914,348	£136,389,329
60% LAR - 40% CIR	40%	£85,843,135	£104,493,395	£126,740,593	£126,611,368	£126,294,110	£126,893,972	£127,368,953
60% LAR - 40% CIR	45%	£75,841,764	£94,511,074	£117,721,444	£117,592,867	£117,275,160	£117,875,022	£118,350,003
60% LAR - 40% CIR	50%	£65,838,352	£84,528,661	£107,698,363	£107,569,377	£107,251,160	£107,851,022	£108,326,003

Residual Land values compared to site specific benchmark land value
0

£51,866,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy.	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£111,833,811	£127,815,915	£136,899,894	£136,854,763	£136,577,545	£136,868,064	£137,135,562
60% LAR - 40% CIR	5%	£104,446,872	£119,765,766	£128,745,445	£128,714,415	£128,447,562	£128,737,725	£129,005,246
60% LAR - 40% CIR	10%	£89,331,435	£101,205,512	£109,235,395	£109,144,496	£108,867,546	£109,157,408	£109,447,399
60% LAR - 40% CIR	15%	£79,317,179	£89,351,267	£97,265,665	£97,174,064	£96,897,814	£97,187,676	£97,477,657
60% LAR - 40% CIR	20%	£69,302,869	£79,341,784	£87,251,338	£87,160,067	£86,883,565	£87,173,428	£87,463,419
60% LAR - 40% CIR	25%	£59,287,356	£69,328,233	£77,236,189	£77,145,255	£76,868,522	£77,158,384	£77,448,365
60% LAR - 40% CIR	30%	£49,272,434	£59,313,074	£67,221,074	£67,130,811	£66,854,486	£67,144,348	£67,434,329
60% LAR - 40% CIR	35%	£39,257,356	£49,298,395	£57,206,593	£57,115,368	£56,840,110	£57,130,972	£57,420,953
60% LAR - 40% CIR	40%	£29,242,135	£39,283,661	£47,191,444	£47,100,867	£46,825,160	£47,115,022	£47,405,003
60% LAR - 40% CIR	45%	£19,227,352	£29,268,661	£37,176,363	£37,085,377	£36,820,160	£37,110,022	£37,400,003
60% LAR - 40% CIR	50%	£9,212,352	£19,253,661	£27,161,363	£27,070,377	£26,805,160	£27,095,022	£27,385,003

LB Camden
Local Plan Viability Testing 2023

Site 1: Camley Street - 819 Flats, 15,952 sq m Commercial (Office, Lab Enable Space and Retail),
20% AW @ 50% MFL for 15 Years and 4 Traveler Plots

Value Area
Resi £1,380 per sq ft and Pitch Rent of £123.59 per week

No Units: 819
Site Area: 3.13 Ha

Value Inflation: Base
Build Cost Inflation: Base
Tolmie: LAR, CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy.	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£165,545,566	£139,631,358	£138,561,136	£138,560,769	£138,495,986	£138,500,859	£138,542,388
60% LAR - 40% CIR	5%	£136,554,680	£135,811,210	£135,131,156	£135,400,256	£135,475,504	£135,471,161	£135,754,105
60% LAR - 40% CIR	10%	£146,193,783	£141,640,864	£141,260,907	£141,130,008	£140,802,765	£140,802,917	£140,875,749
60% LAR - 40% CIR	15%	£136,363,664	£113,020,775	£112,340,840	£112,209,640	£111,882,680	£109,445,852	£107,365,682
60% LAR - 40% CIR	20%	£126,365,488	£104,037,549	£103,365,625	£103,236,893	£102,913,536	£100,511,419	£98,586,250
60% LAR - 40% CIR	25%	£116,373,717	£95,060,041	£94,336,199	£94,169,364	£93,848,534	£91,455,071	£89,567,564
60% LAR - 40% CIR	30%	£106,345,515	£86,914,481	£86,242,449	£86,113,116	£85,791,184	£83,427,211	£81,501,095
60% LAR - 40% CIR	35%	£96,344,840	£78,774,158	£78,125,592	£78,000,161	£77,677,739	£75,291,980	£73,386,776
60% LAR - 40% CIR	40%	£86,337,726	£70,627,421	£70,005,810	£69,878,835	£69,491,326	£67,113,318	£65,200,121
60% LAR - 40% CIR	45%	£76,344,740	£62,517,974	£61,931,364	£61,805,368	£61,368,741	£58,986,515	£57,081,461
60% LAR - 40% CIR	50%	£66,348,301	£48,362,970	£47,825,272	£47,699,185	£47,087,460	£44,701,960	£42,793,349

Residual Land values compared to site specific benchmark land value
0

£51,856,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy.	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£114,255,586	£88,131,385	£87,451,136	£87,420,236	£87,355,453	£87,360,326	£87,401,855
60% LAR - 40% CIR	5%	£104,334,580	£79,311,210	£78,631,136	£78,500,236	£78,172,004	£75,777,161	£73,851,095
60% LAR - 40% CIR	10%	£114,444,865	£70,491,040	£69,810,960	£69,680,060	£69,351,828	£66,956,985	£65,030,819
60% LAR - 40% CIR	15%	£104,554,150	£61,670,864	£61,000,784	£60,870,884	£60,542,652	£58,147,809	£56,221,643
60% LAR - 40% CIR	20%	£94,663,444	£52,850,688	£52,180,608	£52,050,708	£51,722,476	£49,327,633	£47,401,467
60% LAR - 40% CIR	25%	£84,772,738	£44,030,512	£43,360,432	£43,230,532	£42,902,300	£40,507,457	£38,581,291
60% LAR - 40% CIR	30%	£74,882,032	£35,210,336	£34,540,256	£34,410,356	£34,082,124	£31,687,281	£29,761,115
60% LAR - 40% CIR	35%	£64,991,326	£26,390,160	£25,720,080	£25,590,180	£25,261,948	£22,867,105	£20,940,939
60% LAR - 40% CIR	40%	£55,000,620	£17,569,984	£16,900,004	£16,770,104	£16,441,872	£14,047,029	£12,120,863
60% LAR - 40% CIR	45%	£45,009,914	£8,749,808	£8,079,828	£7,949,928	£7,621,696	£5,226,853	£3,300,687
60% LAR - 40% CIR	50%	£35,019,208	0	0	0	0	0	0

LB Camden
Local Plan Viability Testing 2023

Site 1: Canley Street - 619 Plots, 19,952 sq m Commercial (Office, Lab Enable Space and Retail), 20% AH @ 50% WR for 15 Years and 4 Transfer Plots		Value Area		Resi £1,300 per sq ft and Pitch Rent of £37.71 per week	
No Units	819	Sales value Inflation	Growth		
Site Area	3.12 Ha	Build cost inflation	LAR, CDR		
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy &			

LB Camden
Local Plan Viability Testing 2023

Site 1: Camley Street - 819 Plots, 15,952 sq m Commercial (Office, Lab Enable Space and Retail),
20% AAR @ 50% MFL for 15 Years and 4 Traveler Plots

Value Area
Resi £1,300 per sq ft and Pitch Rent of £119.99 per week

No Units
Site Area
819
3.13 Ha

Sales value inflation
Build cost inflation
Tolmie
Growth
Growth
LAI, CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy,	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£217,362,063	£191,377,876	£190,626,735	£190,488,807	£190,161,585	£187,725,138	£186,174,587
60% LAR - 40% CIR	15%	£203,706,491	£178,148,833	£177,402,868	£177,270,395	£176,957,757	£174,661,302	£173,066,495
60% LAR - 40% CIR	15%	£189,448,551	£164,862,364	£164,116,576	£163,983,660	£163,661,436	£161,214,862	£159,664,511
60% LAR - 40% CIR	15%	£175,111,683	£151,517,792	£150,766,335	£150,633,166	£150,320,166	£147,866,740	£146,316,388
60% LAR - 40% CIR	20%	£160,754,066	£138,086,706	£137,359,732	£137,225,455	£136,903,091	£134,457,136	£132,906,664
60% LAR - 40% CIR	25%	£146,117,568	£124,420,317	£123,683,113	£123,549,113	£123,231,187	£120,786,715	£119,236,360
60% LAR - 40% CIR	30%	£131,821,775	£111,034,243	£110,344,775	£110,210,874	£109,888,024	£107,436,060	£105,885,418
60% LAR - 40% CIR	35%	£117,568,196	£97,486,975	£96,761,177	£96,626,377	£96,303,027	£93,850,771	£92,300,146
60% LAR - 40% CIR	40%	£102,837,037	£83,835,155	£83,086,879	£82,948,377	£82,626,727	£80,174,313	£78,623,662
60% LAR - 40% CIR	45%	£87,848,607	£70,125,177	£69,384,434	£69,243,144	£68,920,364	£66,468,362	£64,917,817
60% LAR - 40% CIR	50%	£73,584,252	£56,353,762	£55,614,404	£55,473,503	£55,150,253	£52,702,307	£51,151,867

Residual Land values compared to site specific benchmark land value
0

£51,886,886

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy,	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£186,362,063	£159,777,876	£159,026,735	£158,888,807	£158,561,585	£156,125,138	£154,574,587
60% LAR - 40% CIR	15%	£162,266,491	£135,648,833	£134,902,868	£134,770,395	£134,457,757	£132,061,302	£130,466,495
60% LAR - 40% CIR	15%	£147,948,551	£121,517,792	£120,766,335	£120,633,166	£120,320,166	£117,866,740	£116,316,388
60% LAR - 40% CIR	20%	£133,611,683	£107,420,317	£106,683,113	£106,549,113	£106,231,187	£103,786,715	£102,236,360
60% LAR - 40% CIR	25%	£119,261,775	£93,286,975	£92,561,177	£92,426,377	£92,103,027	£89,650,771	£88,100,146
60% LAR - 40% CIR	30%	£104,917,568	£79,142,317	£78,405,113	£78,270,113	£77,947,187	£75,494,715	£73,944,360
60% LAR - 40% CIR	35%	£90,568,196	£65,006,975	£64,271,177	£64,136,377	£63,813,027	£61,360,771	£59,810,146
60% LAR - 40% CIR	40%	£76,218,607	£50,867,177	£50,132,434	£50,000,144	£49,676,364	£47,224,362	£45,673,817
60% LAR - 40% CIR	45%	£61,868,252	£36,727,762	£35,988,404	£35,847,503	£35,524,253	£33,072,307	£31,521,867

LB Camden
Local Plan Viability Testing 2023

Site 1: Camley Street - B19 Plots, 15,952 sq m Commercial (Office, Lab Enable Space and Retail), 20% AWE @ 50% MFL for 15 Years and 4 Traveler Plots		Value Area		Resi £1,380 per sq ft and Pitch Rent of £123.59 per week	
No Units		Sales value inflation		Growth	
Site Area		Build cost inflation		Growth	
		Tenure		L&A: CIL	
Residual land values:					

LB Camden
Local Plan Viability Testing 2023

Site 3: Murphy Site - 732 Plot, 72,910 sq m Commercial (Office, Lab, Enable Space and Retail) and 20% A1 @ 50% M2 for 15 Years and 4 Traveler Pitches

Value Area	Resi £1,125 per sq ft and Plich Rent of £37.71 per week
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No Units	732
Site Area	8.22 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£108,455,448	£108,580,724	£111,365,441	£110,180,807	£107,553,544	£107,553,544	£05,656,695
60% LAR 40% CIR	5%	£157,566,588	£108,586,548	£104,572,692	£104,028,109	£101,686,630	£05,838,031	£76,506,684
60% LAR 40% CIR	10%	£146,533,860	£108,553,642	£08,620,317	£07,467,160	£05,505,617	£10,053,869	£70,655,538
60% LAR 40% CIR	15%	£141,867,566	£04,160,047	£02,238,466	£01,286,806	£08,142,657	£73,138,003	£63,051,079
60% LAR 40% CIR	20%	£133,644,599	£07,719,606	£05,167,857	£04,407,452	£02,506,564	£08,744,371	£59,444,424
60% LAR 40% CIR	25%	£125,488,395	£01,229,976	£79,568,931	£78,369,668	£76,021,510	£05,272,802	£46,786,848
60% LAR 40% CIR	30%	£117,337,864	£14,862,446	£22,127,446	£21,815,763	£06,448,126	£13,744,440	£42,971,031
60% LAR 40% CIR	35%	£108,533,127	£08,107,616	£08,187,678	£05,265,287	£02,906,811	£47,188,109	£37,714,863
60% LAR 40% CIR	40%	£100,433,267	£11,406,765	£05,568,277	£04,116,611	£06,279,014	£40,566,905	£31,103,368
60% LAR 40% CIR	45%	£91,987,663	£04,769,446	£02,678,259	£01,942,262	£40,692,186	£33,901,963	£24,441,944
60% LAR 40% CIR	50%	£83,407,681	£48,073,092	£48,164,171	£48,216,632	£42,879,278	£27,186,851	£17,736,079

Residual Land values compared to site specific benchmark land value

£51,240,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£114,256,498	£11,060,714	£05,016,443	£05,016,187	£05,713,544	£46,886,505	£31,314,692
60% LAR 40% CIR	5%	£106,304,748	£05,666,646	£13,122,696	£05,188,105	£04,446,636	£34,146,011	£25,086,464
60% LAR 40% CIR	10%	£08,499,090	£49,113,542	£46,467,160	£46,467,160	£44,189,617	£28,361,899	£18,786,505
60% LAR 40% CIR	15%	£06,412,386	£42,660,917	£40,068,496	£40,068,496	£37,569,697	£21,161,051	£14,211,074
60% LAR 40% CIR	20%	£02,408,109	£38,479,609	£34,607,887	£33,817,452	£31,268,564	£16,500,817	£9,004,434
60% LAR 40% CIR	25%	£12,446,396	£29,869,976	£26,669,611	£27,120,668	£24,711,510	£9,024,862	£4,664,192
60% LAR 40% CIR	30%	£05,947,084	£23,462,496	£21,632,046	£20,688,783	£18,248,129	£2,814,445	£4,894,101
60% LAR 40% CIR	35%	£07,563,127	£16,867,616	£14,867,678	£14,120,287	£11,666,813	£4,666,861	£3,624,114
60% LAR 40% CIR	40%	£49,193,267	£18,235,783	£8,138,277	£7,379,631	£5,030,014	£15,911,439	£26,136,032
60% LAR 40% CIR	45%	£40,747,683	£13,674,446	£1,636,263	£702,262	£0,669,016	£17,643,307	£26,786,054
60% LAR 40% CIR	50%	£32,283,691	£08,168,646	£0,666,866	£0,666,866	£0,666,866	£24,658,899	£28,658,899

LB Camden
Local Plan Viability Testing 2023

Site 3: Murphy Site - 732 Peds, 72,816 sq m Commercial (Office, Lab, Enable Space and Retail) and 20% AW @ 50% MFD for 15 Years and 4 Traveller Pitches

Value Area	Resi £1,125 per sq ft and Pitch Rent of £119.99 per week
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No Units	732
Site Area	8.23 Ha

Sales value inflation	Base
Built cost inflation	Base
Tenure	AR, CR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy,	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	£103,340,111	£107,954,000	£115,420,397	£119,097,140	£108,117,040	£85,527,880	£89,719,640
60% LAR - 40% CR	5%	£105,330,872	£107,954,000	£108,133,646	£104,188,056	£101,824,584	£85,595,385	£78,484,847
60% LAR - 40% CR	10%	£147,861,847	£107,954,000	£88,768,160	£97,445,113	£84,497,476	£73,641,853	£75,181,582
60% LAR - 40% CR	15%	£139,917,475	£84,318,300	£92,396,418	£81,454,759	£89,105,010	£73,316,565	£63,809,031
60% LAR - 40% CR	20%	£131,447,438	£107,977,952	£85,355,441	£86,114,445	£82,664,438	£68,868,766	£57,452,178
60% LAR - 40% CR	25%	£123,188,152	£81,387,925	£79,446,885	£76,527,822	£76,179,444	£60,430,765	£52,343,801
60% LAR - 40% CR	30%	£115,137,561	£74,864,444	£77,303,599	£71,501,537	£69,660,050	£53,171,304	£44,431,784
60% LAR - 40% CR	35%	£108,995,044	£68,360,568	£66,345,632	£60,498,241	£63,064,766	£47,344,153	£37,837,807
60% LAR - 40% CR	40%	£101,642,501	£61,631,735	£59,174,571	£58,177,844	£64,410,367	£40,758,053	£31,361,402
60% LAR - 40% CR	45%	£85,160,259	£64,955,393	£53,030,248	£52,150,218	£49,740,139	£34,059,917	£24,590,000
60% LAR - 40% CR	50%	£87,660,831	£48,231,006	£46,115,125	£46,195,564	£43,037,735	£27,344,864	£17,488,402

Residual Land values compared to site specific benchmark land value
0

£51,249,895

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy,	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£112,426,111	£67,106,968	£90,183,397	£10,237,540	£56,817,498	£41,917,982	£31,472,446
60% LAR - 40% CR	5%	£104,360,872	£16,814,900	£33,899,446	£2,246,096	£30,960,194	£18,756,061	£25,224,427
60% LAR - 40% CR	10%	£96,491,497	£49,474,406	£47,548,159	£48,609,113	£44,247,470	£28,441,863	£18,523,282
60% LAR - 40% CR	15%	£88,622,121	£43,070,300	£41,116,418	£47,860,010	£42,114,369	£22,073,696	£12,969,021
60% LAR - 40% CR	20%	£80,807,739	£38,637,962	£34,719,841	£33,779,445	£31,424,458	£16,659,760	£6,160,478
60% LAR - 40% CR	25%	£72,763,612	£36,141,929	£28,626,885	£27,469,642	£24,606,464	£9,795,765	£-1,619,497
60% LAR - 40% CR	30%	£64,497,201	£33,810,444	£21,689,099	£20,751,237	£18,406,082	£2,672,384	£-6,519,276
60% LAR - 40% CR	35%	£55,765,004	£17,626,661	£15,105,832	£14,148,241	£11,864,796	£-6,664,941	£-15,497,108
60% LAR - 40% CR	40%	£47,362,901	£19,393,738	£8,474,231	£7,637,684	£5,105,867	£-15,112,497	£-18,273,543
60% LAR - 40% CR	45%	£38,960,259	£9,715,399	£1,798,246	£-2,716	£-14,966,2	£-17,046,851	£-24,464,106
60% LAR - 40% CR	50%	£30,426,851	£-9,008,863	£-4,997,495	£-8,863,436	£-2,559,857	£-23,856,155	£-29,867,498

LB Camden
Local Plan Viability Testing 2023Site 3: Murphy Site - 732 Peds, 72,816 sq m Commercial (Office, Lab, Enable Space and Retail) and
20% AW @ 50% MFD for 15 Years and 4 Traveller Pitches

Value Area	Resi £1,125 per sq ft and Pitch Rent of £123.59 per week
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No Units	732
Site Area	8.23 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy.	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£103,948,439	£107,984,015	£111,030,511	£110,049,947	£108,109,570	£101,833,688	£89,797,967
60% LAR - 40% CIR	10%	£147,851,144	£160,720,010	£166,757,294	£164,446,544	£161,854,227	£154,446,544	£141,112,396
60% LAR - 40% CIR	15%	£189,305,971	£204,338,074	£212,405,533	£207,463,373	£203,109,725	£193,325,075	£181,818,145
60% LAR - 40% CIR	20%	£137,466,644	£157,488,076	£163,964,555	£161,524,460	£157,613,722	£148,967,480	£137,417,430
60% LAR - 40% CIR	25%	£123,825,536	£141,397,043	£149,475,999	£146,538,736	£142,188,178	£134,438,860	£123,282,915
60% LAR - 40% CIR	30%	£115,445,365	£133,869,363	£142,335,113	£139,330,817	£134,616,136	£127,521,208	£116,442,698
60% LAR - 40% CIR	35%	£107,853,539	£126,274,682	£134,364,748	£131,417,355	£126,373,880	£120,353,267	£109,881,921
60% LAR - 40% CIR	40%	£101,617,837	£120,142,850	£127,323,345	£124,443,581	£119,443,581	£113,735,417	£103,776,468
60% LAR - 40% CIR	45%	£95,189,329	£114,964,513	£121,945,381	£119,130,359	£114,769,253	£109,060,031	£99,600,314
60% LAR - 40% CIR	50%	£87,678,831	£106,548,120	£114,327,239	£111,381,699	£107,040,848	£102,363,078	£93,168,246

Residual Land values compared to site specific benchmark land value
0

£51,249,895

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy.	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£112,478,439	£117,117,782	£121,192,511	£120,449,294	£118,860,232	£111,528,595	£101,481,780
60% LAR - 40% CIR	5%	£154,469,719	£165,860,015	£171,899,780	£169,265,775	£165,860,696	£156,761,009	£145,233,771
60% LAR - 40% CIR	10%	£196,615,194	£209,488,010	£217,557,294	£214,414,227	£209,266,384	£198,450,967	£186,532,396
60% LAR - 40% CIR	15%	£148,463,571	£163,398,074	£171,166,533	£167,469,725	£162,889,725	£152,089,075	£140,773,144
60% LAR - 40% CIR	20%	£130,616,684	£146,449,076	£154,724,555	£151,784,960	£146,333,732	£136,667,480	£125,717,430
60% LAR - 40% CIR	25%	£122,863,626	£138,167,043	£146,235,999	£143,246,816	£137,866,136	£128,199,860	£117,442,698
60% LAR - 40% CIR	30%	£114,106,365	£129,819,363	£137,699,113	£134,760,817	£129,416,136	£120,061,208	£109,181,921
60% LAR - 40% CIR	35%	£105,363,539	£121,534,682	£129,114,748	£126,177,355	£121,833,880	£112,735,417	£101,881,468
60% LAR - 40% CIR	40%	£107,371,837	£119,402,850	£126,483,345	£123,545,699	£119,055,693	£110,194,031	£100,283,314
60% LAR - 40% CIR	45%	£100,800,000	£112,724,013	£119,895,381	£116,939,339	£112,478,642	£103,735,884	£93,800,398
60% LAR - 40% CIR	50%	£93,436,651	£104,959,887	£111,819,291	£108,934,391	£104,584,152	£96,889,053	£87,947,499

LB Camden
Local Plan Viability Testing 2023Site 3: Murphy Site - 732 Flats, 72,910 sq m Commercial (Office, Lab, Enable Space and Retail)
and 20% AH @ 50% M0 for 15 Years and 4 Traveler PlotsNo Units: 732
Site Area: 6.22 Ha

Value Area	Resi £1,300 per sq ft and Plich Rent of £57.71 per week
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Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR, CR

Residual land values:

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CR	0%	£232,258,881	£181,785,650	£179,734,324	£178,575,145	£178,677,159	£188,793,541	£188,793,541
60% LAR 40% CR	5%	£214,482,897	£167,440,679	£165,580,728	£164,433,816	£164,541,542	£174,657,928	£174,657,928
60% LAR 40% CR	10%	£207,557,526	£153,422,885	£151,374,184	£150,219,342	£147,332,238	£158,449,858	£158,449,858
60% LAR 40% CR	20%	£186,384,343	£139,132,659	£137,085,365	£135,932,386	£133,048,960	£144,165,652	£144,165,652
60% LAR 40% CR	25%	£169,340,825	£124,771,478	£122,724,805	£121,573,111	£118,685,377	£129,802,309	£129,802,309
60% LAR 40% CR	30%	£153,584,471	£110,305,190	£108,253,489	£107,103,697	£104,218,159	£115,335,258	£115,335,258
60% LAR 40% CR	35%	£137,349,500	£95,836,731	£93,781,799	£92,633,278	£89,741,376	£100,854,462	£100,854,462
60% LAR 40% CR	40%	£121,334,864	£81,344,783	£79,292,471	£78,143,050	£75,254,488	£86,371,471	£86,371,471
60% LAR 40% CR	45%	£104,852,021	£66,023,049	£64,065,177	£62,915,668	£60,027,397	£71,143,071	£71,143,071
60% LAR 40% CR	50%	£88,202,694	£51,174,951	£49,217,582	£48,067,799	£45,181,343	£56,300,841	£56,300,841

Residual Land values compared to site specific benchmark land value

£51,240,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CR	0%	£186,425,035	£144,617,135	£142,564,307	£141,407,699	£138,498,541	£158,614,986	£158,614,986
60% LAR 40% CR	5%	£170,369,491	£130,165,860	£128,114,324	£127,061,146	£124,147,159	£144,281,796	£144,281,796
60% LAR 40% CR	10%	£165,442,407	£124,450,479	£124,350,728	£123,193,816	£120,301,542	£139,385,124	£139,385,124
60% LAR 40% CR	15%	£149,817,695	£109,182,886	£108,134,184	£106,979,342	£104,092,238	£123,209,858	£123,209,858
60% LAR 40% CR	20%	£134,116,145	£97,859,509	£96,804,305	£94,650,385	£91,765,960	£109,802,309	£109,802,309
60% LAR 40% CR	25%	£118,300,695	£83,513,478	£82,458,489	£80,303,611	£77,418,159	£95,335,258	£95,335,258
60% LAR 40% CR	30%	£102,528,471	£69,095,190	£67,043,489	£65,893,697	£62,999,159	£80,854,462	£80,854,462
60% LAR 40% CR	35%	£86,500,690	£54,680,721	£52,627,799	£51,478,050	£48,585,488	£65,371,471	£65,371,471
60% LAR 40% CR	40%	£69,294,504	£40,024,793	£37,965,471	£36,815,668	£33,927,397	£49,843,071	£49,843,071
60% LAR 40% CR	45%	£53,412,021	£25,383,049	£23,325,177	£22,175,668	£19,287,397	£34,350,841	£34,350,841
60% LAR 40% CR	50%	£36,985,699	£9,974,951	£8,921,582	£8,771,799	£5,885,343	£18,850,841	£18,850,841

LB Camden
Local Plan Viability Testing 2023Site 3: Murphy Site - 732 Pans, 72,816 sq m Commercial (Office, Lab, Enable Space and Retail) and
20% AW @ 50% MFL for 15 Years and 4 Traveller PlotsNo Units: 732
Site Area: 8.23 Ha

Value Area: Resi £1,380 per sq ft and Pitch Rent of £119.99 per week

Sales value inflation: Growth:
Build cost inflation: Growth:
Taxation: LAR, CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy.	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£194,989,739	£144,773,089	£142,722,260	£141,580,413	£138,656,493	£135,732,916	£136,231,180
60% LAR - 40% CIR	5%	£230,473,384	£181,943,654	£179,892,277	£178,733,999	£175,835,153	£172,937,713	£174,468,130
60% LAR - 40% CIR	10%	£244,827,617	£197,768,630	£195,744,662	£194,567,771	£191,649,496	£188,742,056	£190,272,469
60% LAR - 40% CIR	15%	£189,295,622	£153,580,838	£151,532,137	£150,377,596	£147,489,182	£144,591,809	£147,724,369
60% LAR - 40% CIR	20%	£183,572,648	£159,265,863	£157,243,308	£156,066,139	£153,167,514	£150,269,161	£152,361,767
60% LAR - 40% CIR	25%	£187,740,227	£124,929,431	£122,882,859	£121,731,965	£118,853,311	£115,974,658	£118,076,287
60% LAR - 40% CIR	30%	£187,224,700	£116,457,144	£114,401,452	£113,247,441	£110,367,112	£107,487,161	£109,578,658
60% LAR - 40% CIR	35%	£138,478,117	£85,994,685	£83,949,762	£82,801,232	£80,925,930	£78,049,384	£80,171,586
60% LAR - 40% CIR	40%	£119,385,622	£61,425,773	£59,374,424	£58,221,664	£56,345,452	£53,469,384	£55,593,789
60% LAR - 40% CIR	45%	£102,782,738	£68,781,303	£64,738,130	£63,581,822	£60,725,351	£57,869,365	£59,993,967
60% LAR - 40% CIR	50%	£88,782,524	£52,072,884	£50,020,135	£48,863,762	£46,019,336	£43,172,795	£45,304,445

Residual Land values compared to site specific benchmark land value
0

£51,248,886

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy.	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£194,989,739	£144,773,089	£142,722,260	£141,580,413	£138,656,493	£135,732,916	£136,231,180
60% LAR - 40% CIR	5%	£179,213,344	£130,703,694	£129,654,277	£127,493,899	£124,605,135	£120,547,213	£121,628,176
60% LAR - 40% CIR	10%	£151,681,217	£118,588,832	£114,308,682	£113,151,771	£110,259,496	£107,349,078	£108,143,199
60% LAR - 40% CIR	15%	£148,803,662	£102,836,038	£100,256,137	£98,117,266	£95,206,156	£92,295,409	£93,386,469
60% LAR - 40% CIR	20%	£132,338,669	£88,000,883	£86,003,309	£84,800,339	£81,987,314	£78,013,603	£81,740,761
60% LAR - 40% CIR	25%	£116,802,227	£73,688,431	£71,442,869	£69,743,321	£66,846,112	£62,868,163	£66,593,227
60% LAR - 40% CIR	30%	£100,484,379	£69,267,144	£67,211,462	£65,961,841	£63,187,132	£59,280,181	£62,039,658
60% LAR - 40% CIR	35%	£84,263,117	£44,754,685	£42,709,752	£41,561,262	£38,680,930	£34,803,355	£37,371,548
60% LAR - 40% CIR	40%	£67,825,622	£30,182,717	£28,138,424	£26,981,004	£24,122,452	£20,251,384	£23,073,274
60% LAR - 40% CIR	45%	£51,248,738	£15,543,303	£13,468,130	£12,311,662	£9,446,351	£6,570,686	£8,696,403
60% LAR - 40% CIR	50%	£35,086,824	£8,82,364	£7,419,485	£6,068,595	£3,230,154	£3,859,265	£5,075,495

LB Camden
Local Plan Viability Testing 2023Site 3: Murphy Site - 732 Peds, 72,816 sq m Commercial (Office, Lab, Enable Space and Retail) and
20% A&W @ 50% MFL for 15 Years and 4 Traveller PitchesNo Units: 732
Site Area: 8.23 Ha

Value Area	Resi £1,388 per sq ft and Pitch Rent of £123.59 per week
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Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR, CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy.	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£193,585.155	£189,028.261	£143,071.374	£192,880.197	£183,362.641	£193,541.133	£193,585.155
60% LAR - 40% CIR	5%	£230,481.735	£181,952.718	£179,301.391	£179,742.313	£175,844.267	£186,798.827	£145,477.244
60% LAR - 40% CIR	10%	£214,338.113	£197,877.746	£166,721.796	£164,420.485	£167,499.430	£164,245.102	£115,364.155
60% LAR - 40% CIR	15%	£189,304.118	£153,589.952	£151,541.251	£155,388.410	£147,499.107	£158,118.924	£117,233.483
60% LAR - 40% CIR	20%	£183,585.696	£159,265.968	£152,251.433	£156,089.433	£133,117.039	£154,245.715	£102,844.176
60% LAR - 40% CIR	25%	£187,749.027	£124,938.145	£132,891.973	£121,740.879	£118,862.445	£86,933.278	£88,679.491
60% LAR - 40% CIR	30%	£187,123.444	£110,265.258	£106,460.566	£107,131.705	£104,439.236	£65,528.265	£74,387.772
60% LAR - 40% CIR	35%	£138,488.232	£86,003.795	£93,565.866	£82,133.348	£85,939.044	£17,051.460	£35,820.791
60% LAR - 40% CIR	40%	£119,174.136	£61,431.831	£73,367.138	£75,212.118	£75,212.118	£48,565.498	£45,176.500
60% LAR - 40% CIR	45%	£102,797.832	£68,791.917	£64,747.244	£63,690.736	£65,744.465	£47,877.079	£35,663.581
60% LAR - 40% CIR	50%	£86,342.038	£52,082.018	£50,538.448	£48,402.868	£48,028.410	£27,181.905	£15,873.588

Residual Land values compared to site specific benchmark land value
0

£51,248,888

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy.	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation and Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & BS9991 evacuation, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£194,698.195	£144,789.203	£142,721.374	£141,569.727	£138,665.608	£119,581.133	£108,265.324
60% LAR - 40% CIR	5%	£179,241.742	£130,717.716	£139,461.391	£127,302.473	£124,464.397	£105,596.827	£94,137.444
60% LAR - 40% CIR	10%	£163,698.113	£115,887.749	£114,517.796	£111,360.485	£110,468.610	£91,495.102	£80,154.155
60% LAR - 40% CIR	15%	£148,884.118	£102,465.961	£106,301.251	£106,444.412	£96,259.357	£77,274.924	£65,593.483
60% LAR - 40% CIR	20%	£132,445.696	£88,009.995	£96,612.432	£84,859.433	£81,877.039	£63,022.718	£51,754.876
60% LAR - 40% CIR	25%	£116,803.027	£73,698.145	£71,681.973	£67,462.445	£64,693.278	£44,693.278	£33,436.262
60% LAR - 40% CIR	30%	£100,493.444	£59,366.255	£57,230.566	£56,070.705	£53,196.236	£34,289.265	£23,047.772
60% LAR - 40% CIR	35%	£84,243.232	£44,765.795	£42,713.866	£41,670.346	£38,660.044	£16,811.460	£15,586.767
60% LAR - 40% CIR	40%	£67,884.136	£30,191.831	£28,547.538	£27,690.118	£24,131.568	£5,260.488	£3,951.725
60% LAR - 40% CIR	45%	£51,563.639	£15,561.071	£13,937.244	£12,880.736	£12,448.465	£-6,666.991	£-26,054.878
60% LAR - 40% CIR	50%	£35,106.038	£8,622.018	£7,891.391	£6,847.194	£6,613.698	£-24,658.951	£-39,888.491